

Brickell Ten CONDOMINIUM



A Newsletter for the Residents of the Brickell Ten Condominium Association

Volume 1 Issue 5

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HURRICANE PREPARATION AWARENESS

Dear Residents,

With hurricane season upon us, all residents must take a moment to review the following essential information. As you may realize, many items need to be considered to prepare for such an event. Some items are completed by the Association and others remain the responsibility of each resident.

Plan Ahead of Time- It's important to discuss your family emergency plan ahead of time. Your family may not be together when a disaster strikes, so it is important to know how you will contact one another, how you will get back together, and what to do in case of an emergency. Learn about your community's emergency plan, evacuation routes, and locations of emergency shelters. Make Plans for persons with special needs, and pets, list and contact information of family members, friends, neighbors, and physicians. Make sure you know how to turn off the water, gas, and electricity safely.

Insurance - We strongly recommend that individual Homeowners' or Renter's insurance that coincides with the Association's Master Policy be obtained. As stated in your lease agreement or condominium documents, a resident or unit owner is responsible for their personal belongings, and contents, including their automobiles in the event of a loss.

Kits and Checklists - Emergency supplies should be fully stocked by June 1, the start of hurricane season. Once a hurricane warning is declared, most of your preparations should be directed toward your home. Also, it is recommended to prepare a family document kit. [Click here to learn more.](#)

Continued on page 2

Hurricane Awareness (cont. from page 1)

Exterior Storm Preparation - Remove all items from your balcony or patio including furniture, plants, and satellite dishes. If you are a seasonal resident, we strongly recommend that you bring all your exterior items indoors prior to leaving the area for the season or designate a responsible person to remove these items in your absence.

Emergency Evacuations - There are two types of evacuation instructions:

- **Evacuation recommendation:** The Mayor may recommend that certain residents take steps to evacuate due to their personal risk. A recommendation might be issued to residents who may need extra time to evacuate due to mobility challenges or people who live in areas prone to flooding that may not be in storm surge inundation areas.
- **Evacuation order:** The Mayor may order residents of specific areas of the county deemed to be in danger, based on a hurricane’s track and projected storm surge.

The property is not a designated hurricane shelter. In a major storm, many basic services, including non-emergency electricity, water, and elevator service, may be limited or unavailable. Staffing may be reduced or withdrawn for safety during the storm. Depending on the severity of the storm’s strike, it may be several days before operations return to normal after a tropical event.

Important Building-Related Information in the Event of a Storm

The building does have a backup generator. However, the generator does not provide power to the units. The domestic water pump, emergency common area lights, garage gates, one elevator, fire sprinklers and the fire alarm for both buildings are the services powered by the generator.

All homeowners and residents must remove all loose articles from balconies as well as secure windows and doors.

Evacuations are issued by the City. All personnel and residents must evacuate in the event of an evacuation order. Thus, if you elect to remain in your home, you will be on your own.

The windows and balcony doors are Hurricane rated to withstand winds up to 150 MPH.

There may be no basic services during or immediately after a hurricane. Review/test the condition of your emergency equipment i.e., first aid kits, flashlights, radios, etc.

If a resident decides to stay in their home during a storm, it is solely their risk and responsibility. It is recommended however, to obtain a 3 -7-day supply of bottled water and non-perishable food for the entire family including pets, a manual can opener, a flashlight with extra batteries, emergency supplies of medications, mosquito repellent, a basic first aid kit and a battery-operated radio. We recommend purchasing these items early, as food and water supplies diminish rapidly once a storm is announced.

Be Informed: Complete hurricane guides with more detailed information are usually available at your local grocery store. The following links may also be helpful:

- The National Hurricane Center - Hurricane Preparedness
- Florida Division of Emergency Mgt - Creating a Family Disaster Plan
- Weather Channel - Tropical Storms & Hurricane Preparedness
- Emergency Evacuation Assistance - City of Miami Evacuation Information
- FEMA

In the event of an approaching tropical storm, Management will distribute a HURRICANE WARNING letter outlining additional precautions to keep you informed on storm tracking and provide local emergency contacts. Please do not hesitate to contact Brickell Ten Condominium Assoc. Management Office should you have any further questions or concerns.

"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

www.miamidade.gov/district05
305-375-5924
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2100 Coral Way, Suite 400
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@CommishEileen

Inside D5 Newsletter

Commissioner **Eileen Higgins**
District 5

Monthly Payments Reminder

We would like to remind you that your monthly fees are due on the 1st of each month. You have a grace period of 10 days before late fees are imposed.

If you would like to pay online, please sign up for Pay-Online at the following link <https://miamimanagement.com/payonline> with your account information. To ensure that your monthly transactions are smoother, we recommend that you enroll in the ACH program. If you need help to make payments online or enroll in the ACH program, please visit our office, and we will be happy to assist you.

We have introduced a new in-office payment system for 2024. You can now pay your monthly fees in person using your bank account and routing information. However, please note that this transaction must be made by the homeowner or an authorized agent only. Suppose you are using a representative to make monthly payments. In that case, we will need an email or a certified letter from the homeowner authorizing the agent to make payments on your behalf.

Please keep in mind that the Management is not authorized, under any circumstances, to disclose information regarding account numbers or monthly fees to anyone other than the homeowner or a legal representative licensed by the homeowner.





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Mortgage Relief Program (MRP)

We want to inform you about the Mortgage Relief Program (MRP) recently approved by the Community Action and Human Services Department. This program aims to provide essential support to homeowners in Miami-Dade County who are experiencing financial difficulties. Eligible applicants can access up to \$3,500 per household to help with late mortgage payments, overdue association fees, homeowner's insurance, and utility bills.

COMMUNITY ACTION AND HUMAN SERVICES DEPARTMENT

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Family and Community Services

MORTGAGE RELIEF PROGRAM (MRP)



THE MORTGAGE RELIEF PROGRAM (MRP) offers vital assistance to Miami-Dade County homeowners facing financial hardship, helping them manage mortgage and utility payments. Through this program, eligible applicants can access up to \$3,500 per household to address late mortgage payments, overdue homeowner association (HOA) fees, homeowner's insurance, and utility bills.

To qualify, applicants must demonstrate financial need and provide documentation verifying that their total household income does not exceed 140% of the Area Median Income (AMI) threshold.

Additionally, applicants must be homeowners in Miami-Dade County seeking aid for their primary residence.

Miami-Dade County residents can conveniently apply online at miamidade.gov/socialservices.

FOR MORTGAGE PAYMENTS:

Delinquent mortgage statement indicating the past due amount and a W-9 form (available upon request from your mortgage company).

FOR DELINQUENT HOMEOWNERS:

Association Dues: Statement from the HOA indicating the past due amount and a W-9 form (available upon request from your HOA).

FOR HOMEOWNER INSURANCE:

Homeowner's insurance annual invoice, mortgage statement (if insurance is included in the monthly payment), and a W-9 form (available upon request from your mortgage company).

FOR PAST DUE UTILITIES:

Utility bill showing the past due amount and a W-9 form (except for Florida Power & Light customers, who do not need to provide a W-9).

Applicants must also provide proof of ownership, such as a property tax card.

For assistance and inquiries, visit Culmer Community Resource Center at 1600 NW 3rd Avenue, Miami, FL 33130, call 305-438-4168, or email cahsd-mrp@miamidade.gov.

To obtain this information in an accessible format, please call Patricia Thomas at (786) 469-4740.

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