

Brickell Ten CONDOMINIUM



A Newsletter for the Residents of the Brickell Ten Condominium Association

Volume 1 Issue 8

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A WORD FROM THE BOARD OF DIRECTORS

Dear Residents,

As we begin planning for our 2025 budget, we want to ensure your voice is heard. Your feedback is crucial to ensuring that we effectively address the needs and priorities of our community.

If you have any concerns, suggestions, or ideas about what should be included in the upcoming 2025 budget, we encourage you to share them with us. Your insights will help guide our decisions and ensure we focus on what truly matters to you. Please send your feedback by email to mboris@miamimmanagement.com or brickelltenmanagement@gmail.com.

We value your input and look forward to hearing your thoughts and discussing them with you in the Budget Workshop. Thank you for your continued involvement and support.



PARKING

Parking Spaces and Garage Access Are For Resident's Only. We DO NOT HAVE PARKING FOR VISITORS OR WORKERS ONSITE.

Reminder that residents do not own parking spaces. Each unit is assigned (1) or (2) parking spaces and the resident's vehicle must be registered and parked in the assigned space.

Residents may not loan or allow any non-resident to park in their space without informing the management.



RECYCLING

Important Guidelines for Carboard Recycling

- Remove plastic, polystyrene or packing materials.
- Cut and flatten cardboard to a size to fit into bin space.
- Large or bulky cartons, un-flattened, may not be placed in the bin.
- Do not place boxes in the garbage chute or on the floor in that area.
- For boxes too large to handle, call the front desk; ask for removal assistance.
- No greasy, wet or contaminated cardboard should be placed in the bin.
- A box cutter would be a useful tool to help collapse cardboard boxes.
- Pizza and food container boxes should be placed in the trash.

The City of Miami Beach mandates recycling. Management and the Condo service staff appreciate the cooperation of residents in making cardboard recycling more efficient at Brickell Ten Condominium.

RECYCLING GUIDELINES

We appreciate everyone that recycles but unfortunately, we have limited recycling due to the high number of contamination charges due to residents dumping non-recycling items into the recycling bin. We are looking into other ways to reimplement recycling but have to limit this service for the time being. Do not leave bottles by trash chute. Place the bottles in sealed garbage bags and throw down the trash chute.

If possible, please bring bags with bottles to the trash chute container on the 1st floor in the trash room.

FOB'S/ACCESS

CONTROLS AND GARAGE PARKING

Please be informed that FOB's/Access Control are only for Unit Owners and Renters. Guest, workers, realtors, or unit representatives must park on street public garage and check in with front desk each time they come to the building. This is to maintain security in the building. FOB's are deactivated when owner sells unit and also expires at end of lease[1] please submit lease renewal to management to avoid deactivation. New residents must register the unit FOB with management to activate access under their names and dates.



REMINDER TO REGISTER YOUR CAR

All residents must complete a car registration form in the management's office for the installation of a transponder on their vehicle. Please submit the forms to avoid deactivation from the garage access. The FOB will only work in elevators and accessible doors.

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Eileen Higgins
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Inside D5 Newsletter

HO6 – CONDOMINIUM OWNERS INSURANCE

The statutes and laws in the state of Florida that govern Condominiums and Insurance are very specific as to what is the owner’s responsibility and what is the Condominiums responsibility. It is standard practice and highly recommended that unit owners purchase insurance for their contents and the interiors of their units as well as for liability. All of the buildings in the property are fully insured to cover any/all aspects of **common area damage that may occur.** However, this insurance does not cover any damage that may occur inside an individual unit owner’s premises that was caused by a neighboring or adjacent unit. Therefore, it is advisable that all unit owners take the time to reach out to a qualified insurance agency to inquire about this policy.



HO-4 INSURANCE (RENTER’S INSURANCE)

HO-4 If you rent a unit or a house you might have not given insurance much thought. We are here to remind you that although you don’t own your home, you do have a lot of things inside it that protects you and your family in the case of accidentally hurting another person or damaging your things. Don’t wait until you are in a tough spot to think about insurance.

What is Covered in HO-4? Personal Property/ Personal Liability /Additional Living Expenses

What you need to know ? Your landlord’s insurance does not protect you or your belongings /You are probably underestimating how much it would cost to replace everything you own /Renters insurance is usually affordable and very easy to obtain.

When might you need insurance? Someone falls on your property and claims you are responsible for medical bills /Your pet bites someone and you are found responsible for damages caused /You need a lawyer to defend you in the case of being sued /Personal items are stolen from your home / You accidentally cause damage to the units surrounding the one you rent.



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RENTER'S INSURANCE

Take a look around you. Everything you see is vulnerable if you don't have renter's insurance. Many renters think that their possessions are covered by their landlord's policy. But your landlord's policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.

Why Do You Need Insurance?

You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

Isn't It Expensive?

Renter's insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you

live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.



Where Do I Get Renter's Insurance?

Almost all insurance agents that sell homeowner's insurance also sell renter's insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter's insurance online, search for renter's insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter's insurance with low deductibles and the ability to purchase your policy online.

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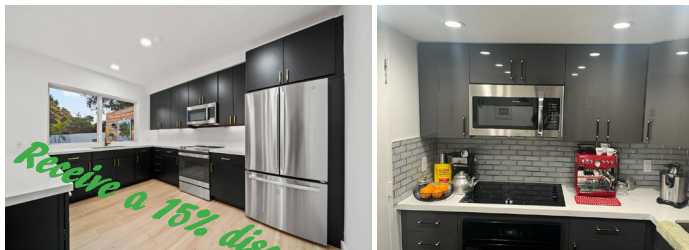
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