

# Brickell Ten CONDOMINIUM



*A Newsletter for the Residents of the Brickell Ten Condominium Association*

Volume 1 Issue 9

October 2024

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## HURRICANE SEASON REMINDERS

Dear Residents:

Please keep in mind that hurricane season is here, and it is important to start preparing your home, yourself, and your family well in advance. It is crucial to start preparing before a hurricane warning is issued. Here is what you need to do:

1. Plan your evacuation route.
2. Keep non-perishable emergency supplies at hand.
3. Take an inventory of your personal belongings.
4. Review your insurance policy.
5. Take measures to protect your home.
6. Have a plan for your pets.

If your home will be vacant during hurricane season or if you plan to be away, it is important to make arrangements to look after it. The management and building staff may not be available to enter units **during the storm.**

**Hurricane Watch:** At the time of a hurricane watch, a hurricane may threaten the area within 48 to 36 hours, and we begin securing the building. The Staff on site will protect all common areas.

- Pool deck furniture and pool lounge chairs will be removed and stored in the garage on the corner of the handicapped parking spots. **(Depending on wind intensity)**
- Sandbags will be placed in front of entrance and exit common area doors. (Rooftop Doors, (2) Doors on Lobby/Ground level floor/ 5<sup>th</sup> Floor Doors.
- Pool and Spa water level will be brought down 6 inches.
- Some landscapes will be protected with burlap if applicable.
- **Removal of Balcony Furniture:** It is the responsibility of each unit owner



*Continued on page 2*

## **Hurricane Season** (cont. from page 1)

to remove all balcony furniture within twenty-four (24) hours after a "Hurricane Watch" has been issued for our area. Building personnel will be busy securing the common areas and will not be available to assist owners in bringing in furniture, closing storm shutters, etc. Owners are urged to plan in preparation for hurricane season. Unit Owners who have travel plans during the hurricane season must bring all patio furniture inside before leaving or should designate someone to remove the furniture within the specified time frame. Owners are required to leave a key in the management office for emergency purposes. Once a Hurricane Watch is issued, a locksmith may be called to open the front door of all unoccupied units with balcony furniture that have not left keys with management. The Unit Owner will be billed for all costs related to this locksmith service. Brickell Ten Condominium Association, Inc., or any of their directors or employees will not assume responsibility for removing furniture from balconies during hurricane preparations. Unit owners will be fully liable for all damage resulting from balcony furniture that is not removed accordingly.

**Mandatory Evacuation Order:** Evacuation orders are issued by the Miami-Dade County Office of Emergency Management according to the guidelines of the National Hurricane Center and the County's Evacuation Zone Map. (<http://www.miamidade.gov/hurricane/>). If a mandatory evacuation order is issued, Management will make announcements (in both English/Spanish) over the building loudspeaker. Evacuation notices will also be sent via email and posted in the lobby area. The announcements will inform residents of the approximate time that the elevators and other building services will be shut down. Residents who decide not to abide by a mandatory evacuation order will be asked to inform the Management so that a list of residents who will remain in the building can be available in case of an emergency.

**Remember that the City's emergency services (911, Police, Fire, and Fire Rescue) will not be available during a storm.**

- **Mechanical System: Elevators** are to be parked on the upper floor of the building with the doors closed. (The highest possible floor is recommended by the elevator company). Maintenance will pull the disconnect switch in the machine room in the off position before the power fails. **WHY:** In the event of a coastal surge, flooding will damage the elevators and fill the pits. If

the elevators are running and the power is interrupted, residents may be stuck inside the cabs for long periods. Evidence has shown that many people suffer anxiety or heart attacks in these situations. Emergency crews may not be able to respond to 911 calls under hurricane conditions.

- **HVAC SYSTEM:** Power to the air conditioning units that cool the common areas and cooling tower that cool the common areas units will be shut off. Most outdoor units are specifically designed to handle inclement weather and are resistant to things such as rain, wind, heat, cold, etc. However, they are not designed to be immersed in water and they don't seem to like heavy rains. **WHY:** The electrical components are sealed, and connections are made to block out moisture. The compressor and condenser are made of aluminum, copper, and other metals, and are made to handle regular rain but, rising water and heavy hurricane rain can short out electrical connections, not only creating a problem but a very dangerous one. Depending on availability one to several weeks of downtime can be expected for repairs.
- **ELECTRICITY (FPL) IMPORTANT: MANAGEMENT / BUILDING STAFF does NOT shut off electricity to the building. City/FPL will shut off electricity at their discretion in the event of an emergency.**
- **EMERGENCY EXITS:** Emergency EXITS and STAIRS will be accessible at all times. Please be aware that when Exiting the building, the door will automatically lock and you will not be able to re-enter through the same door. Emergency exits lead you to the East or West side of the building.
- **Garage Gates:** All gates will remain closed. Residents can use their FOBs to enter or exit in case of an emergency. We want to avoid the gates from damaging while operating during high winds, so we ask residents to use them IF YOU have an emergency and need to leave the property.
- **Bicycles & Motorcycles:** We encourage all residents who have bicycles and motorcycles in the garage to place a locking mechanism for safety. The Association is not responsible for any damages or theft
- **HO-6 INSURANCE ( Unit Owner Insurance)**
- **HO-6** If you own a unit and share things like a roof, staircases, and common grounds with other owners, you will need to purchase a condo unit owner's insurance policy (also known as an HO-6 policy). An HO-6 policy is designed to work together with your association's master policy and provide coverage for anything that

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**Hurricane Season (cont. from page 2)**

is not covered in that master policy. Keep in mind that you are typically responsible for covering the interior of the unit, plus the things you own. Think about it this way: the association covers the roof but you are responsible for the ceiling. It's important that you fully understand your coverage responsibilities to prevent an unpleasant surprise if you ever experience a loss.

- **What is Covered in HO-6?** Additions & Alterations / Loss of Use / Personal Property / Personal Liability / Loss Assessment
- **What do You need to know?** Aside from protecting your personal property and liability, your policy should cover items like flooring, wall covering, and, fixtures. Make sure to read your association's governing documents as they will outline owner versus association responsibilities
- **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 your own.
- **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 protect 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 do 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.
- **Disaster Preparedness Animal Supplies Checklist /Hurricane Season is June 1 - November 30 PREPARE YOUR PET'S DISASTER KIT TODAY!** Food Two-week supply Manual Can Opener Water Two-week supply Bowls For food & water that attach to cage Portable Carrier / Crate Large enough for the pet to stand & turn around in. Each pet is in a separate crate. Cat Litter & Litter Box Litter Scooper Cleaning Supplies Paper Towels Disinfectant Plastic Trash Bags Hand sanitizer Quick Bath wipes Plastic poop bags Identification Collar, Tag & Leash Microchip (Registered with national database Roller Bandages Scissors Gauze Antibiotic Ointment Medications Medical records (stored in water[1]proof container or plastic bag.

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## Installation of Cameras in the Common Areas Outside Residential Doors

We would like to bring to your attention an important matter concerning the installation of cameras in the common areas outside residential doors. To ensure the safety and privacy of all residents, we must adhere to specific guidelines and protocols regarding surveillance equipment. Unauthorized installations not only infringe on privacy but can also lead to potential legal and safety issues.

We kindly ask that any cameras installed in common areas be removed immediately. We are committed to maintaining a secure and respectful environment for everyone, and we are happy to work with you to address any security concerns you may have.

We appreciate your cooperation in maintaining the privacy and security of our community. Thank you for your attention to this important issue.

Please find below the information regarding this matter stated in the Declaration of Brickell Ten Condominium Association, Inc.

17.11 **Exterior Improvements.** Without limiting the generality of Subsections 9.1 or 17.4 hereof, but subject to any provision of this Declaration specifically permitting same, **no Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, lanais or windows of the Building** (including, but not limited to, awnings, signs, storm shutters, satellite dishes, screens, window tinting, furniture, fixtures and equipment), without the prior written consent of the Association. Unit Owners may also attach a religious object on the mantel or frame of the Unit Owners door not to exceed 3 inches wide, 6 inches high and 1.5 inches deep.

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## Installing Ornaments in the Common Areas/ Outside Residential Doors

While we appreciate the effort to personalize your space. Installing ornaments in the common areas outside residential doors. We kindly request that you remove any ornaments to comply with the community's guidelines regarding exterior decorations. However, you are welcome to place the ornament on the interior part of your door.

Our goal is to maintain a consistent and harmonious appearance within the building, which is essential for the enjoyment of all residents. We appreciate your understanding and cooperation in this matter.

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# Don't Forget... Spring forward... FALL BACK...

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 AM on Sunday, November 3, 2024.



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

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.

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Inside D5 Newsletter

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# October is National Breast Cancer Awareness Month

## How can I find breast cancer early?

The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.

## Changes to look for in your breasts

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other



For more information you can visit the American Cancer Society's breast cancer Web site at [www.cancer.org/](http://www.cancer.org/) or call 800-ACS-2345. You can also visit the Breast Cancer Network's Web site at [www.breastcancer.net](http://www.breastcancer.net).

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