



A Newsletter for the Residents of the Brickell Harbour Condominium

Volume 20 Issue 12

November 2024

BRICKELL HARBOUR
Condominium Association Inc.
200 SE 15th Road
Miami, Florida 33129

ASSOCIATION OFFICERS

President.....Robert Holz
Vice President Jeffrey Lampert
TreasurerArthur Sweeney
Secretary.....Giselle Viera
Director..... Jose A. Casas Gomez
Director.....Elie Iskander
DirectorFran Zion

PROPERTY STAFF

Property Mgr Lorena Cantillo

IMPORTANT NUMBERS

Front Desk.....305-854-6144 ext. 1
Office.....305-854-6144 ext. 2
Fax305-854-2945
Emergency1-800-514-5770

OFFICE HOURS

Monday-Friday 9:00 AM - 5:00 PM
*Please email lcantillo@kwpmc.com
to make an appointment with
management*



**Published monthly at no cost for
Brickell Harbour by
Coastal Group Publications, Inc.**
Contact CGP at 305-981-3503 or
www.cgpnewsletters.com to advertise
in one of our newsletters or to get a free
newsletter for your property.



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? 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.

FIGURE IT OUT

The first week in November is National Fig Week. Figs are not the most familiar of fruits, but they are a great addition to anyone’s diet. Not only are they sweet and delicious, they are fat-free, high in fiber, and also a great source of potassium, calcium, and iron. Not sure how to use figs? These ideas and recipes will help get you started!



- Take figs in a plastic bag along with you to work, to school, to the game or the park for a quick snack.
- Slice up some figs and add to a tossed salad.
- Chop and add some figs to mashed or cubed sweet potatoes.
- Blend some finely chopped figs with some cream cheese to make a great spread for toast or bagels.
- Top your oatmeal or cold cereal with chopped figs.

Fig Pudding

- 1/4 cup butter
- 1/2 cup sugar
- 1 egg
- 1-1/2 cups sifted flour
- 2 cups chopped dried figs
- 2 teaspoons baking powder
- 2 teaspoons baking powder
- 1/4 teaspoon salt
- 1/2 cup milk
- 1/2 teaspoon vanilla

Cream the butter; add the sugar and the well-beaten egg. Take out about 2 tablespoons of the flour and mix with the figs. Sift together the remaining flour and the baking powder and salt and add alternately with the milk to the butter and egg mixture. Stir in the flour-coated figs and add the vanilla. Bake in a greased baking dish for about one hour in a moderate oven (350 degrees F.).

Serve hot with lemon sauce or hard sauce to which a little lemon juice has been added.

BRICKELL HARBOUR CONDO

200 SE 15th Rd, Miami, FL 33129

MOST RECENT CLOSED SALES

Apt	Bed	Bath	Sold Price
11-F	3	2	\$875,000.00



ALYESKA SEMSCH
JOSE CARLOS JIMENEZ
786-326-7655
 info@semschrealty.com



SEMSCH REALTY

200 Crandon Blvd Suite 360, Key Biscayne, FL 33149
 Brickell / Downtown / Key Biscayne
 Coconut Grove / Coral Gables / Sunny Isles

Information is believed accurate, but not guaranteed. Information obtained from Miami-Dade public records.

Coral Gables Dental Arts

We Are **Smile MAKERS!**



Full Service
Dentistry

Scan for
All Services



Join Us For
Wellness Wednesdays
* All Day



iDrip Immunity | iDrip Beauty | iDrip Metabolizer | Anti-Aging
Injections | Medical Weight Loss | And More

We have **SPECIAL PRICES** for our **KEY BISCAYNE** Patients.
Call us to schedule your appointment and ask for more information.



Coral Gables Dental Arts

305.661.5360 | 305.361.5493

2645 SW 37th Ave. | Ste. 303 | Coral Gables, FL 33133

Pecan Pie Brownies

For the Brownie Layer:

- cooking spray
- 1 (18 oz) package brownie mix
- ½ cup vegetable oil
- 2 large eggs
- ¼ cup water

For the Pecan Pie Layer:

- ½ cup brown sugar
- ½ cup light corn syrup
- 2 large eggs
- 1 tablespoon bourbon (Optional)
- 2 teaspoons vanilla extract
- ½ teaspoon sea salt
- ¼ cup unsalted butter, melted & cooled
- 2 cups pecan halves

Preheat oven to 350° F. Line a deep 9-inch pan with aluminum foil and coat with cooking spray.



To make the brownie layer: Whisk brownie mix, oil, 2 eggs, and water until well combined. Spread batter into pan. Bake until a toothpick inserted into center comes out clean, about 30 minutes. Remove from oven. **To make the pecan pie layer:** Whisk brown sugar, corn syrup, 2 eggs, bourbon, vanilla extract, and salt together in a bowl. Add melted butter slowly, whisking until well combined. Add pecans and stir to coat. Pour gently over brownie layer; spread evenly using a spatula. Bake in the hot oven until center is set, 30 to 35 minutes. Let cool to room temperature at least 2 hours.



Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM





RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

MENTION THIS FLYER FOR FREE POLICY REVIEW

GOT PROPERTY DAMAGE?

GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Miami Beach License #P17524



"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
District5@miamidade.gov

<p>DISTRICT OFFICE 2100 Coral Way, Suite 400 Miami, Florida 33145 Monday - Friday 9 am - 5 pm</p>	<p>MIAMI BEACH OFFICE 1700 Convention Center Drive, ground floor Miami Beach, Florida 33139 Monday / Wednesday 9:30 am - 4:30 pm</p>
--	---

@CommishEileen

Inside D5 Newsletter

Commissioner Eileen Higgins
District 5

TWO CONVENIENT LOCATIONS



DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

EMERGENCY CARE 24/7

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerradds@gmail.com
WWW.DENTISTSURFSIDE.COM

WANTED

PRINT JOBS anything that puts ink on paper

Condo/HOA Services | Residential or Commercial
Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
Property Signage • Stickers/Decals • Window Lettering • Binding

Denizens | Businesses | Club Promoters | Restaurants | City
Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
Announcements • Posters-Banners • Vehicle Wraps

Contact Marc *(the newsletter guy)*
cgipmarc@earthlink.net | 786-223-9417

DID YOU KNOW?

- The Mayflower had a partner ship when it sailed in 1620. The Speedwell also started the trip for the New World, but was forced to turn back because it leaked so badly.
- At the first Thanksgiving feast, the guests brought most of the food. When the Native Americans arrived, there was not enough food for everyone and the Wampanoag chief, Massasoit, sent his men home for more supplies.
- The party lasted for three days. The Pilgrims and their guests spent the time playing games, shooting guns, and of course, eating.
- It was two years before the Pilgrims had another “thanksgiving” celebration, this time to commemorate the end of a drought.



GIVING THANKS

(Author Unknown)

For the hay and the corn and the wheat that is reaped,
 For the labor well done, and the barns that are heaped,
 For the sun and the dew and the sweet honeycomb,
 For the rose and the song and the harvest brought home

—
 Thanksgiving! Thanksgiving!

For the trade and the skill and the wealth in our land,
 For the cunning and strength of the workingman’s hand,
 For the good that our artists and poets have taught,
 For the friendship that hope and affection have brought

—
 Thanksgiving! Thanksgiving!

For the homes that with purest affection are blest,
 For the season of plenty and well-deserved rest,
 For our country extending from sea unto sea;
 The land that is known as the “Land of the Free” —
 Thanksgiving! Thanksgiving!

DIAMOND REMODELERS

Full Service Contractors



@DIAMONDREMODELERS

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, **family owned for 40 years.**

*specializing
 in condo &
 apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

**“Your Experienced
 Handyman”**

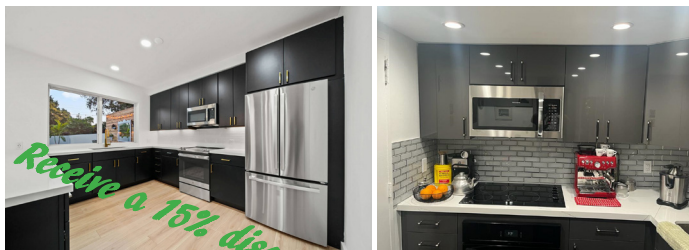
PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
 Off**
 any
 remodeling
 job!

**10%
 OFF**
 Any
 Service
 Valid With Coupon.
 Not To Be Combined
 With Other Offers.
 Exp 12/31/2024



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC94BS00437
 Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor