

Brickell Ten CONDOMINIUM



A Newsletter for the Residents of the Brickell Ten Condominium Association

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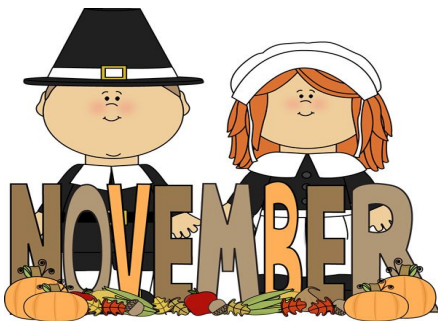
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RENTER'S INSURANCE

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.



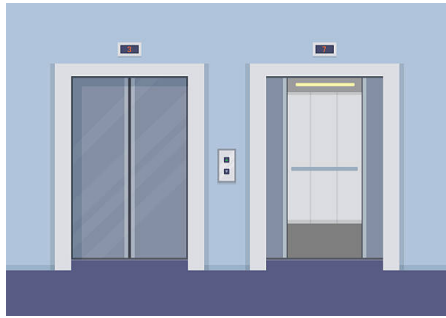
Why Do You Need Insurance? You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also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

Isn't It Expensive? 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.

ELEVATOR RESERVATIONS

We strongly suggest that you reserve the elevator in advance. The sooner the better as we only reserve (1) Move/delivery daily. We do not have the parking or the elevator



capacity to have more than (1) truck/ delivery at a time. **WORKER ACCESS:** When coordinating and scheduling any workers to your unit, please inform management in advance so they can be added to the daily schedule. Only companies/workers that have submitted their required documents will be added to the schedule.

WATER HEATER ROUTINE MAINTENANCE

Some people are not aware that in order to keep their water heater running properly and efficiently, simple maintenance procedures should be performed regularly. And, these simple procedures are often overlooked. As potable water is pumped into your water heater tank, dirt, sediment and various minerals settle to the bottom. Depending on the quality of the water, these extra “ingredients” can accumulate rather quickly, reducing the water heater’s efficiency and increasing the cost operation in the long run. If left unchecked, these issues not only make your water heater work harder to heat the water, but also promote oxidation inside the water tank; thereby shortening the Water Heater’s useful life.

Below are some recommended Water Heater maintenance procedures; to be performed by a Licensed and Insured Plumbing Professional.

- Test pressure/temperature relief valve once a year.
- Flush the water heater every 4 months.
- Clean the water heater once a year.
- Replace the anode rod every 2-5 years.



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Contact **Marc** (the newsletter guy)

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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
- ⅓ 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.




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REMINDERS TO OUR COMMUNITY

Please register your guest: All guests must check in at front desk every time they access the building as front desk must know who they are to give them access to elevator. Adding a guest to the system only waives the phone call for access. Guests must check in front desk each time. Please understand that it is for your security that we know who is in the building at all times. Send email to brickelltenmanagement@gmail.com, and include first and last name of each guest and the dates they will be visiting. Worker Access and Elevator Reservations: Please inform the management office via email, brickelltenmanagement@gmail.com when any type of worker will be accessing the building/unit. We require that all companies/workers submit their COI to include General Liability AND Workman's Compensation. Brickell Ten Condominium does NOT accept any insurance Exemptions, so please inquire with your selected company that they have all the required insurance coverage to avoid any issues or miscommunication as they will not be allowed to work on the property. COI must be submitted 48 business hours in advance.



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