

# Brickell Ten CONDOMINIUM



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

Volume 2 Issue 1

February 2025

**BRICKELL TEN**  
**Condominium Association Inc.**  
1010 SW 2ND Ave  
Miami, Florida 33130  
brickelltenmanagement@gmail.com  
<https://websites.mmilive.net/brickellten>

**ASSOCIATION OFFICERS**  
**President**..... James Brewer  
**Vice President** . Valeria Rodriguez  
**Secretary/Treas.**.....Julia Stepanova

**PROPERTY STAFF**  
**Manager**.....Madeleyvis Boris  
[brickelltenmanagement@gmail.com](mailto:brickelltenmanagement@gmail.com)  
**Admin Assistant** ..... Linda Capote

**IMPORTANT NUMBERS**  
**Front Desk**..... 786-245-6883  
**Security**.... 786-245-6984 Ext 102  
**Main Office** ..... 786-235-9196

**OFFICE HOURS**  
**Mon. - Fri**..... 9:00 am - 5:00 pm



Published monthly at no cost for  
Brickell Ten Condo by  
COASTAL GROUP PUBLICATIONS, INC.  
Contact CGP at (305) 981-3503 or  
[www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise  
in one of our newsletters or to get a free  
newsletter for your property.



## WINDOW CLEANING AND BALCONY RAILING GLASS PROJECT- INSTRUCTIONS TO FOLLOW

Dear Residents,

We are pleased to inform you that a **window cleaning and balcony railing glass project** has been scheduled for **Monday, February 10<sup>th</sup>, 2025**. To ensure a smooth and efficient cleaning process, please follow the steps below:

1. Ensure the areas are accessible for cleaning ( balcony railings)
2. Remove any furniture, decorations, or plants near the windows or balcony railings.
3. Close and secure all windows during the scheduled cleaning hours.
4. Make sure there is enough space for the cleaning crew to move around safely.
5. Store fragile or valuable items on the balconies that might be affected by vibrations or accidental contact.
6. Keep children and pets away from the areas being cleaned.
7. Lay down protective coverings, such as plastic sheets or towels, near the windows and balcony entrances to catch any drips or debris.
8. Remain accessible via phone or email during the cleaning process in case the staff or management needs to contact you.

**Please note that sliding doors are not included in this project.** We appreciate your cooperation in making this project a success. If you have any questions, feel free to reach out to us at 786-235-9196 Ext.104

# REMINDERS TO OUR COMMUNITY

- 1. Please register your guest:** All guest 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. Guest 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](mailto:brickelltenmanagement@gmail.com), and include first and last name of each guest and the dates they will be visiting.
- 2. Flatten Carboard Boxes :** Boxes MUST be broken down, folded, and brought down to the 1st floor garage/loading dock and placed in one of our trash containers. Do NOT place Boxes or any items in the hallway, stairwells, or garage area. Please avoid being charged for the disposal of these items. 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 re[1]implement recycling but have to limit this service for the time being.
- 3. Trash Chute:** Please do not place anything besides household garbage in garbage bags into the trash chute. Do not place boxes of any size, including pizza and shoe boxes into the trash chute. Do not place comforters, mattress pads, clothes hangers, or any loose items. This clogs the chute and can also damage the metal inside the chutes. Do not leave bottles by trash chute. Place 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 garage area.
- 4. Household Garbage ONLY** Our trash service only picks up household garbage. This is daily garbage that fits in regular garbage size bags that fit into the trash chute. Mattresses. Furniture of any size, electronics, construction debris, or any item that is not regular daily household items, may not be left onsite even for a short time or forced into the trash chute. We will be monitoring our security cameras and anyone leaving items will be charged for removal of their items. Please note that charge may up to \$500- this charge is for payment for outsourced company that is called. Please decide to donate or have someone pick these items up during allowed delivery hours. Elevator reservation must be scheduled in advanced with management via email,[brickelltenmanagement@gmail.com](mailto:brickelltenmanagement@gmail.com).
- 5. Parking Area:** No Items may be stored in garage: This includes strollers, toys, beach chairs, bags, boxes, furniture, or anything that you are storing. Association


disposes of items and will not be responsible for missing or broken items that are removed.




- 6. Club Room Reservations:** Please be informed that in order to use the Club Room, you must notify the management office Monday through Friday, between 9 AM and 5 PM. Additionally, you will need to complete the Club Room Package for us to reserve it on your behalf.
- 7.** Be advised that certain fees apply when reserving the club room for a party or event. Under no circumstances will any party or gathering be allowed in the club room without prior notification to the office and payment of the required fees within the appropriate time frame.
- 8. Pets Guidelines / Access to Common Areas:** According to Brickell Ten Condominium Rules and






*Continued on page 3*


**Coral Gables Dental Arts**

We Are  **Smile MAKERS!**


**Full Service Dentistry**



YOU DRIP. WE DRIP


**Join Us For Wellness Wednesdays**  
\* All Day

Scan for All Services



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

Regulations, the access of your pets to the common areas is limited. We kindly ask that all current and prospective pet's owners to comply with the access restriction stated in the Rules and Regulations to ensure the safety and comfort of all Residents.

**9. Move-in or Move-out process**  
: we kindly ask that you email the management office with the exact date and time you would like to reserve the cargo elevator. Please ensure your reservation request is submitted at least three days in advance of your planned move or furniture deliveries. In addition, a Certificate of Insurance (COI) from your moving company is required. For your convenience, request a COI sample to [brickelltenmanagement@gmail.com](mailto:brickelltenmanagement@gmail.com). Please note that we cannot confirm your reservation without this document.

The measurements for our cargo elevator are as follows:  
**Height: 87**  
**Width: 86**


We strongly recommend disassembling any furniture you may have, as items that exceed these dimensions will not fit in the elevator.


*"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](http://www.miamidade.gov/district05)  
305-375-5924  
District5@miamidade.gov


**DISTRICT OFFICE**  
2100 Coral Way, Suite 400  
Miami, Florida 33145  
Monday - Friday  
9 am - 5 pm

**MIAMI BEACH OFFICE**  
1700 Convention Center Drive,  
ground floor  
Miami Beach, Florida 33139  
Monday / Wednesday  
9:30 am - 4:30 pm

 @CommishEileen

 Inside D5 Newsletter

 Commissioner  
**Eileen Higgins**  
District 5



**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

*CALL US BEFORE YOUR INSURANCE COMPANY!!*

**(305) 396-9110**  
**STELLARADJUSTING.COM**

*CALL US TODAY FOR A FREE CLAIM INSPECTION*

**RE-OPEN OLD & DENIED CLAIMS**  
**WATER DAMAGE TO KITCHEN OR FLOORS?**  
**LEAKS FROM UNITS ABOVE?**  
**AIR CONDITIONER LEAK?**  
**SHOWER PAN LEAK?**

**GOT PROPERTY DAMAGE? GET HELP NOW!**

MENTION THIS FLYER FOR FREE POLICY REVIEW

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.

Remi Boaz License #P116224

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
NEW PATIENT SPECIAL \$79  
(00210, 00150, 01110)

9456 HARDING AVENUE SURFSIDE, FL 33154 305-866-2626  
4011 WEST FLAGLER ST, SUITE 506 MIAMI, FL 33134 305-643-1444

[dredyaguerrads@gmail.com](mailto:dredyaguerrads@gmail.com)  
[WWW.DENTISTSURFSIDE.COM](http://WWW.DENTISTSURFSIDE.COM)

**"A man who stops advertising to save money is like a man who stops a clock to save time." — Henry Ford**

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

**COASTAL GROUP PUBLICATIONS, INC.**  
305-981-3503 [www.cgpnewsletters.com](http://www.cgpnewsletters.com)

**Condo Resident Perks!**

**Now through February 28th!**



Save on Edge AI, Starkey's newest, best sounding Rx hearing aids, during our Heart Hearing Event.



**EDGE<sup>AI</sup> Rivalled Only By Perfect Hearing**



**Next Generation Connectivity:** Volume adjustments from your smartphone.



**Speech Probability Predictor:** Identifies speech 30% more often, even in tough listening situations.



**Long-Lasting Rechargeable Battery:** Charge overnight and listen (and stream) for up to 51 hours.<sup>1</sup>



**Waterproof<sup>2</sup> up to 1 meter** Our hearing aids underwent aggressive simulations of the environment and have been certified by an independent external lab with a strict pass rate of 100%.

**Exclusive Offers for Condo Residents!**



**NOW THROUGH FEBRUARY 28, GET**

**\$1000 OFF**

the purchase of a pair of the all new Starkey Edge AI Rx hearing devices.<sup>3</sup>



**WE SPECIALIZE IN SECOND OPINIONS!  
CALL US TODAY!**

**(888)-272-9589**



**Melanie Plotkin, H.A.S.,** Hearing Aid Specialist  
**Javier Benitez, HAS, BC-HIS,** Hearing Aid Specialist,  
Board Certified in Hearing Instrument Sciences

**36** Over 36 locations including Arkansas, Florida, Georgia, Indiana, Maryland, New Jersey, North & South Carolina, & Texas.

19046 NE 29th Avenue, **Aventura**  
222 95th Street, **Surfside**  
[www.HearAgainAmerica.com](http://www.HearAgainAmerica.com)



1. Edge AI RIC R only. Other styles will vary.  
2. up to 1 m, not intended for swimming. Rechargeable styles only.  
3. Cannot be used on prior purchases or combined with prior discounts.