

Brickell Ten CONDOMINIUM



A Newsletter for the Residents of the Brickell Ten Condominium Association

Volume 2 Issue 8

September 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
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



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PARKING

Parking Spaces and Garage Access Are For Residents 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 Cardboard 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 the 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.

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.

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 garages and check in with the front desk each time they come to the building. This is to maintain security in the building. FOB's are deactivated when the owner sells a 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.

NO THROWING OBJECTS FROM BALCONIES

This is a reminder to please be mindful and refrain from throwing water or any other objects through the balconies, as this is strictly prohibited. There are people in the streets and common areas who may be affected by this. We appreciate your cooperation in keeping the community safe and considerate for all.


PROHIBITION OF PETS IN COMMON AREAS

We would like to remind everyone that pets are prohibited in the common areas of our building, as stated in the Brickell Ten rules and regulations. Violations of this policy may result in fees being charged to the responsible parties. We appreciate your cooperation in ensuring a safe and pleasant environment for all residents.





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Move In / Out Procedures

To facilitate your 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, you can request a sample at 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.


Thank you for your cooperation and understanding. Should you have any questions or need further assistance, please feel free to contact the management office at 786-238-9198.



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<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>
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 Inside D5 Newsletter

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

NATIONAL GOOD NEIGHBOR DAY

While every day is a good day to be a good neighbor, Sept. 28 reminds us that in this busy, digital world, there are real people living just across the hall or a few floors away. Isn't it time to get to know them? Some celebrate Sept. 28 as National Good Neighbor Day, while others mark it on the 4th Sunday of September—but whatever day is chosen, being a considerate condo neighbor can be achieved in many ways.



- Start with a smile and a friendly hello. If someone new moves into your building, a small welcome gift—like fresh fruit, a potted plant, or even an invitation to coffee by the pool—can go a long way.
- Respect shared spaces. Hallways, lobbies, the gym, and the pool belong to everyone. Keep noise down, clean up after yourself, and make sure your guests do the same.
- Be mindful with pets. Always pick up after them, use designated areas, and make sure barking or other noises don't disturb the peace of your neighbors.
- Keep your balcony and entry neat. A tidy space helps everyone enjoy the view and keeps the building looking its best. Dispose of trash properly, keep plants trimmed, and avoid clutter in shared areas.
- Look out for one another. If you know a neighbor who is elderly or lives alone, check in from time to time. A quick chat in the elevator or an offer to pick something up from the store can mean a lot.
- Stay aware. A community thrives when neighbors keep an eye out for one another. Report suspicious activity to building management or security, and encourage a culture of care.

There's still plenty of warm weather to invite a neighbor to join you for a casual cookout on the patio, a poolside gathering, or even a fall-themed get-together. Being a good neighbor isn't just thoughtful—it can be fun!

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