

# BRICKELL TEN
## CONDOMINIUM

*A Monthly Newsletter for Residents of Brickell Ten Condominium*

Vol. 3 Issue 8
September 2026

**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** ..... Juan D. Perez
**Secretary/Treas.**....Julia Stepanova

### PROPERTY STAFF

**Manager**.....Madeleyvis Boris
*brickelltenmanagement@gmail.com*
**Admin Assistant** .. Roberto Milians

### 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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# BRICKELL TEN CONDOMINIUM HURRICANE PROCEDURES

Dear Residents:




We want to inform you of the Brickell Ten Condominium's emergency plan procedures in the event of a hurricane. We have the responsibility and a protocol to safeguard the residents, the employees, and the mechanical equipment during a storm, based on our knowledge and experience. The procedures are documented and communicated to the manager as a recommendation of what should be followed in each building as the most effective and conservative approach to protecting the building's systems under the effects of a storm.. This protocol has been specifically tailored to the building in cooperation with the Board of Directors, in as far as each building is to some degree different from others in terms of mechanical design and component variations. These variations are building specific and cannot be generalized to all properties.

### HURRICANE WATCH

At the time of a Hurricane Watch – a hurricane may threaten the area within 48 to 36 hours – 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 handicap parking spots. • Sandbags will be in place in front of entrance and exit common area doors. (Rooftop Doors, (2) Doors on Lobby/Ground level floor/ 5th Floor Doors. • Pool and Spa water level will be brought down 6 inches. • Some landscape will be protected with burlap if applicable.

### HURRICANE WARNING

When a Hurricane Warning – hurricane force winds are expected to make landfall within 24 hours – has been issued and after all preparations have been completed, non-essential personnel, under the direction of the manager, will leave at the end of

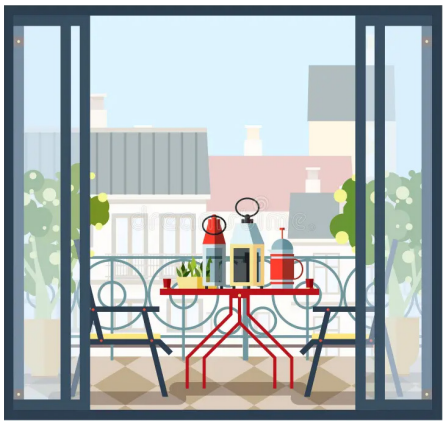
*Continued on page 2*

**Hurricane Procedures** *(cont. from page 1)*

their shifts. Typically, a mandatory evacuation order is also announced at this time in all coastal areas. This mandatory evacuation creates a critical time frame in which the staff must execute the final mechanical protocols before the storm reaches the building.

**REMOVAL OF BALCONY FURNITURE**

It is the responsibility of each unit owner 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 to bring in furniture, close storm shutters, etc. Owners are urged to plan in advance in preparation for hurricane season. Unit Owners who have travel plans during the hurricane season must bring all patio furniture inside prior to 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 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 that will remain in the building can be available in case of an emergency.

Remember that City's emergency services (911, Police, Fire, and Fire Rescue) will not be available during a storm. Staff Evacuation Order: We will not require or encourage any employee to remain on the property under an evacuation order. Any employee remaining at the property, at the request of the Board, after this shut down, is required to accept the terms of and sign a waiver form provided by the Management. Board signature is also required on the waiver. Essential employees will return to the property as soon as physically possible after sustained winds have dropped below 45 mph and an all clear has been issued. All other employees are required to report back to the property at daybreak and when sustained winds have dropped below 35 mph.

**ELECTRICTY (FPL)**

IMPORTANT: M A N A G E M E N T / B U I L D I N G STAFF does **NOT** shut off electricity to the building. City/ FPL will shut off electricity at their discretion in an event of emergency.

**MECHANICAL SYSTEM**

Elevators are to be parked on an upper floor of the building with the doors closed. (The highest possible floor is recommended by the elevator company). Maintenance will pull disconnect switch in the machine room in the off position before 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 of time. 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.

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

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 down time can be expected for repairs. The Board may wish to purchase extra components to be used for quicker replacement should they decide to leave the equipment running.

**EMERGENCY EXITS**




Emergency EXITs and STAIRS will be accessible at all times. Please be aware that when Exiting building, 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.

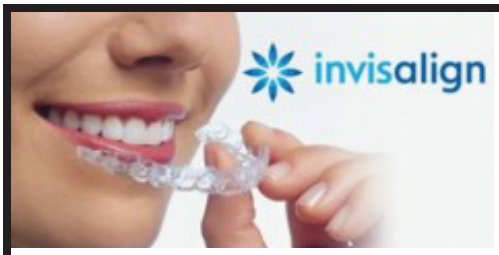
**BICYCLES & MOTORCYCLES**

We encourage all residents who have bicycles and motorcycles in the garage place a locking mechanism for safety. The Association is not responsible for any damages nor 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 owners 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 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

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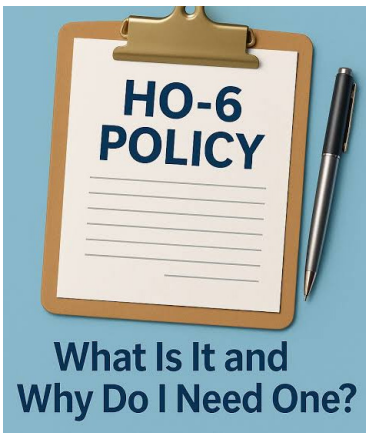
**Hurricane Procedures** *(cont. from page 3)*

responsibilities in order to prevent an unpleasant surprise if you ever experience a loss.

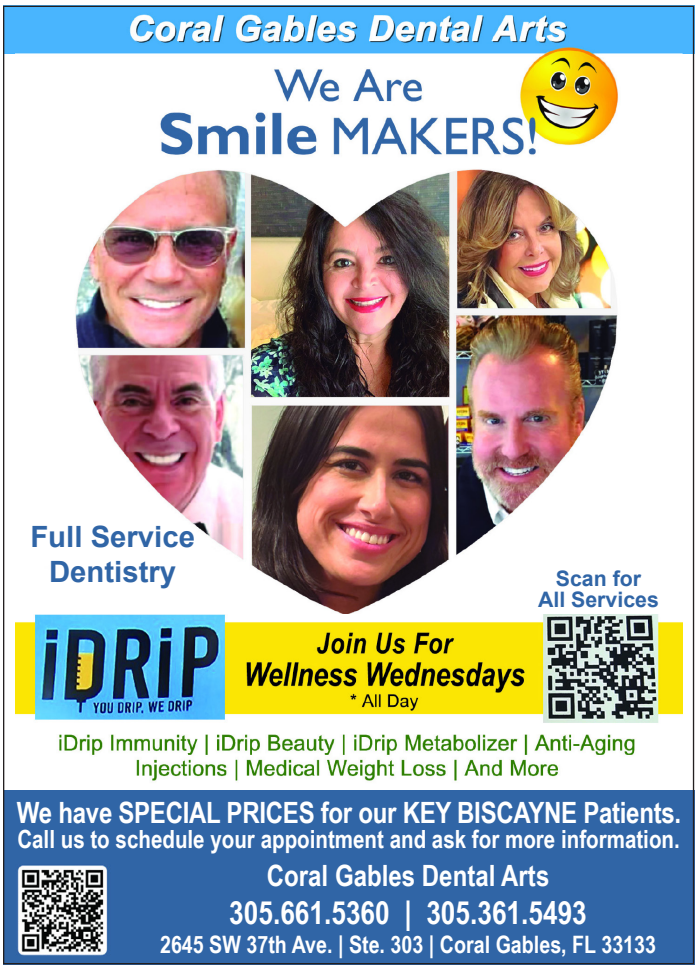
**What is Covered in HO-6?** Additions & Alterations / Loss of use / Personal Property / Personal Liability / Loss Assessment

**What You need to know?** Aside from protecting your personal property and liability, your policy should cover items like flooring, wall covering and, fixtures. 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):** 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 protects 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 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.






# 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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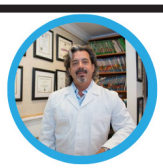
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# WHAT AN AIR CLEANER CAN – AND CANNOT – DO



An air cleaner can be a big help for people with allergies, but there are some things it won't do. It will not lower the radon in your basement, according to the Environmental Protection Agency. It will not fix a mold problem, and it will not do much about the fumes from fresh paint or a new carpet. No air cleaner removes everything. What a good one will do is pull particles out of the air: pollen, dust, pet dander, mold spores, wildfire smoke.

The number to look for is the CADR, or clean air delivery rate, verified by the Association of Home Appliance Manufacturers. It tells you how much clean air the machine delivers per minute, with separate scores for smoke, dust and pollen. AHAM's rule of thumb: the CADR should be at least two-thirds of the room's square footage. A 300-square-foot bedroom wants a CADR of 200 or better. Buy a true HEPA filter, which traps 99.97 percent of particles down to 0.3 microns. Be wary of "HEPA-type" and "HEPA-like," which mean almost nothing. Add an activated carbon layer if odors are the problem. Skip ozone generators -- the EPA warns that ozone irritates the lungs and does a poor job on pollutants anyway. Look for CARB certification, California's ozone safety standard.

Cigarette smoke is the hard case. The visible haze is particles a HEPA filter can catch, but the smell is a gas that slips straight through -- only activated carbon adsorbs it. No purifier can pull the smell out of walls, curtains and upholstery. Then check these two costs: replacement filters, which can run $50 to $100 a year, and noise. A loud one is a nuisance.

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