



THE BUGLE

at Brickell Place Phase II

A Newsletter for the Residents of Brickell Place Phase II Association, Inc.

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BP | PHASE II
AI | ASE



BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129
admin@bplace2.com

ASSOCIATION OFFICERS

President..... Fabian Wisniacki
Vice President..... Lenin Sanchez
Secretary..... Lillian Castañeda
Treasurer..... Miglene Marrero
Director..... Rene Raffo
Director..... Gilberto Alvarez
Director..... Heinz Schultz

PROPERTY STAFF

Property Manager...Randy Suarez, LCAM
Admin. Asst...... Rebeca Font-Romero
Bookkeeping..... Adelayne Socarrás
Housekeeping Supervisor..Jose Marquez
Security Director..... Amet Aguilar
Asst. Security Director..... Jorge Garcia
Maintenance Sup...... Raúl Gutiérrez
Maintenance Asst..... Laura Becerra
Plumbing..... Roberto Gómez
Electrical..... Leandro Alvarez
Air Conditioning..... Jesús Quiñones
Painting..... Lino Gonzalez
General..... Julian Ore
Valet Supervisor..... Ernesto Castro

IMPORTANT NUMBERS

Main 305-858-3891
Fax 305-858-9319
Convenience Store..... 305-285-0400

OFFICE HOURS

Monday - Friday..... 8-4:30 pm

Coronavirus

Thank you to all of our residents for doing an amazing job adhering to all building protocols during the still ongoing Coronavirus pandemic. It is truly amazing to see all of you come together in a participatory way for communal health, safety, and wellbeing.

The Coronavirus is now endemic and is expected to continue impacting South Florida until a vaccine and/or an effective antiviral is developed. Although this virus presents itself as asymptomatic or mildly symptomatic for a large portion of the population, there's a sizable segment that experiences serious health effects. In this community alone, there are a number of vulnerable residents, be it because of age or preexisting conditions, that need to be highly considered. Please do your part and continue to follow CDC and local Health Department recommendations in order to protect yourself and those most vulnerable. There is no doubt this community has the right character makeup to balance both personal freedoms and CDC recommendations as government restrictions start to loosen.

Coronavirus

Le damos las gracias a todos nuestros residentes por sus esfuerzos en adherirse a todos los protocolos establecidos durante la pandemia de Coronavirus en la que nos encontramos. Nos satisface comprobar que todos se han unido para preservar la salud comunitaria, la seguridad y el bienestar.

El Coronavirus es ahora endémico y se espera que continúe afectando al sur de Florida hasta que se desarrolle una vacuna y/o un antiviral eficaz. Aunque este virus se presenta como asintomático o ligeramente sintomático para una gran parte de la población, hay un segmento considerable que experimenta efectos graves para la salud. Solo en esta comunidad, hay un número de residentes vulnerables, ya sea debido a su edad o a condiciones preexistentes, que necesitan consideración especial. Por favor, haga su parte y continúe cumpliendo con las recomendaciones de los CDC y del Departamento de Salud local para protegerse a sí mismo y a las personas más vulnerables. No hay duda de que esta comunidad posee las condiciones adecuadas para equilibrar las libertades personales y las recomendaciones del CDC a medida que las restricciones gubernamentales comiencen a aflojarse.

BPP2's Incredible Staff

A big THANK YOU to all of the hard-working men and women that service this community, especially those in housekeeping, maintenance, and security. The three departments mentioned have gone above and beyond during this pandemic to keep our community functioning, safe, and clean. No one from our personnel has wavered throughout — they receive orders and always execute with unparalleled competency. It is a pleasure managing such a great group! A round of applause to them all!

THANK YOU!
¡Y GRACIAS...

El increíble personal de BPP2

Nuestro agradecimiento a todos los hombres y mujeres que están trabajando tan duro prestando servicios a BPP2, especialmente a los empleados de limpieza, mantenimiento, y seguridad, los tres departamentos que han dado el máximo durante esta pandemia para mantener nuestra comunidad funcionando, segura y limpia. Nadie de nuestro personal ha vacilado en ningún momento – reciben órdenes y las cumplen a cabalidad. ¡Es un placer contar con un grupo tan eficiente! ¡Un aplauso para todos!



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Pool Deck Project Update

THE POOL DECK PROJECT IS FINALLY DONE!!! As mentioned in the April 2020 Bugle, the Association received final approval from the Building Department in March 2020. A Certificate of Completion was issued by the City certifying the project was completed according to the Engineer's specifications and the City's requirements. The Health Department conducted their inspection on April 30, 2020 and issued the final certification! As soon as government orders related to the Coronavirus are lifted, the pool will be opened for all to enjoy!



Actualización del proyecto de la piscina

¡FINALMENTE SE HA TERMINADO EL PROYECTO DE LA PISCINA! Como se mencionó en el Bugle de abril de 2020, la Asociación recibió la aprobación final del Departamento de Construcción en marzo de 2020. La Ciudad emitió un Certificado de Finalización indicando que el proyecto se completó de acuerdo con las especificaciones del ingeniero y los requisitos de la Ciudad. El Departamento de Salud llevó a cabo su inspección el 30 de abril de 2020 y emitió la certificación final. Tan pronto como se levanten las órdenes gubernamentales relacionadas con el Coronavirus, la piscina se abrirá para el disfrute de todos.

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BRICKELL PLACE CONDO

A-1865 Brickell Ave | B-1901 Brickell Ave

C-1915 Brickell Ave | D-1925 Brickell Ave

Sold within the past 4 Months

Apt #	Bed	Bath	Sq Ft	Sold Price
B-2110	1	1.5	1,056	\$ 313,000
B-2210	1	1.5	1,056	\$ 260,000
D-1712	2	2	1,424	\$ 518,275
804-C 805-C	2	2.5	1,746	\$ 450,000
A-1614	2	2	1,723	\$ 475,000
DPH-10	3	3	2,080	\$ 884,000



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

Management Update

- Several concrete repairs have been completed, as required by the 40-year report created by the professional engineer hired by the Association.
- Approximately 80% of the electrical issues that need to be remedied to comply with the 40-year recertification have been addressed by our inhouse staff. The remaining 20% will be worked on over the next few months.
- All tennis court lights were replaced with modern LED lights that are 10 times more efficient.
- All tennis court light posts were sanded and painted.
- The middle tennis court surface was repaired. All three courts will be resurfaced sometime next year.
- Two main drain lines were replaced.
- The City mandated annual backflow prevention test was conducted ahead of schedule.
- Several common elements, including columns, stairways, and main entries, were patched and painted.
- The South parking lot stairway that leads from the second floor to the lower garage was completely stuccoed and painted. Additionally, the landing floor was stripped and repoured to eliminate the puddling that occurred after every rainstorm. This project is part of a larger plan to repair and paint all parking lot stairways over the next 12 months.
- The stairway that leads from the third-floor rotunda down to the pool was patched, painted, and an anti-slip product was applied for added security.
- A new water fountain was installed at the entrance of the tennis courts.
- The plants in front of the community have been removed and planters prepped for fresh, new landscaping.
- An enhanced cleaning and disinfecting regime continues to be executed by our housekeeping staff 24 hours a day.



Actualización de la administración

- Se han completado varias reparaciones del hormigón según lo exige el informe de los 40 años creado por el ingeniero contratado por la Asociación.
- Todas las luces de las canchas de tenis fueron reemplazadas por luces LED modernas que son diez veces más eficientes.
- Todos los postes de luz de las canchas de tenis fueron lijados y pintados.
- Se reparó la superficie de la cancha de tenis central. Se reconstruirán las superficies de las tres canchas en algún momento del próximo año.
- Se reemplazaron dos líneas principales de drenaje.
- La prueba anual de prevención de contraflujo que exige la ciudad se llevó a cabo antes de lo indicado.
- Varios elementos comunes, incluyendo columnas, escaleras y entradas principales, fueron empañetados y pintados.
- La escalera del estacionamiento sur que conduce desde el segundo piso hasta el garaje inferior fue completamente estucada y pintada. Además, se reparó el piso al final de la escalera para eliminar el charco que se producía después de cada tormenta de lluvia. Este proyecto es parte de un plan mayor de reparar y pintar todas las escaleras del estacionamiento durante los próximos 12 meses.
- Se reparó y pintó la escalera que conduce desde la rotonda del tercer piso hasta la piscina y se le aplicó un producto antideslizante para mayor seguridad.
- Se instaló una nueva fuente de agua a la entrada de las canchas de tenis.
- Las plantas frente a la comunidad han sido removidas y los canteros preparados para sembrar nuevas plantas.
- Nuestro personal de limpieza continúa ejecutando un régimen mejorado de limpieza y desinfección las 24 horas del día.



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PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	15
UNITS SOLD (6 months)	7
AVERAGE DAYS ON MKT	76 DAYS
AVERAGE SOLD \$/SQFT	\$270/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	8
UNITS SOLD (6 months)	5
AVERAGE DAYS ON MKT	105
AVERAGE SOLD \$/SQFT	\$334/SQFT

STAY SAFE, HEALTHY AND POSITIVE

FOR SALE - 23 UNITS

Bedrooms	Total Units	Price Range
3BR / 4BR	2 UNITS	\$805K - \$1.2M
2BR	14 UNITS	\$450K - \$1.5M
1BR	7 UNITS	\$305K - \$359K

FOR RENT - 12 UNITS

Bedrooms	Total Units	Price Range
3BR/4BR	2 UNIT	\$5,000-\$6,000
2BR	1 UNIT	\$3,100
1BR	9 UNITS	\$1,850 - \$2,250

SOLD RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1614	2/2	\$485,000	\$475,000	Mar-20
B2409	3/3	\$689,000	\$600,000	Apr-20
B2110	1/1/1	\$319,000	\$313,000	Feb-20
B2210	1/1/1	\$314,000	\$260,000	Mar-20
C804-805	2/2/1	\$490,000	\$450,000	Mar-20
DPH10	3/3	\$849,000	\$844,000	Mar-20
D1602-1603	3/2/1	\$619,000	\$554,500	Apr-20
D1712	2/2	\$575,000	\$518,275	May-20
D1701	2/2	\$569,000	\$575,000	Jan-20