



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 4 Issue 7

A Newsletter for the Residents of the Brickell Place Phase I Condominium Association

October 2010

Brickell Place Phase I Association, Inc.
1901 Brickell Ave.
Miami, Florida 33129
www.BrickellPlace1.com



ASSOCIATION OFFICERS

President Juan Carlos Sagrera
Vice President Frank Quintero Jr.
Secretary Raiza Vidaurrazaga
Treasurer Jorge Gonzalez
Director Jose A. Aybar

PROPERTY STAFF

Property Manager Ophelia De La Torre
Admin. Assistant Isabel Rua
Head of Maintenance Julio Aparicio
Maint. Secretary Ana Maria Pineiro

IMPORTANT NUMBERS

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Front Gate Ext. 3-208
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OFFICE HOURS

Monday - Friday 9:00 am - 5:00 pm

Board of Directors Meeting September 30, 2010

Directors Present: Mr. Juan Carlos Sagrera, President; Mr. Frank Quintero, Jr., Esq., Vice Pres.; Mr. Jorge Gonzalez, Treasurer; Mr. Jose Alejandro Aybar, Director. **Directors Not Present:** Ms. Raiza Vidaurrazaga, Secretary. **Others:** Ophelia De La Torre, Property Manager, Isabel Rua, Assistant, Albert Acuña, Esq., Attorney for Assoc.

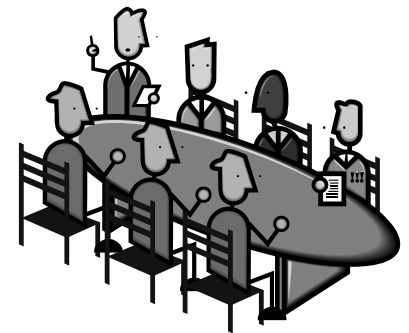
With a quorum of the Board of Directors established, Board President Juan Carlos Sagrera called the meeting to order at 7:05p.m.

Juan Carlos then proceeded to discuss the RFP for the Landscaping on the Parking Deck. He indicated we had three proposals and stated that Ophelia and he had met with all three vendors. He indicated the three companies bidding; Sidney Teller, which currently handles our landscaping, Landscaping Associates, Inc. which was recommended to Ophelia and Tip Top Enterprises which handled the landscaping here in the past. Juan Carlos also indicated that Tip Top was fired by Dr. De Leon, Raiza and himself because they left the association hanging on the rotunda project so he felt they weren't in the running for this job, however we needed three bids and therefore they counted as one.

Juan Carlos then proceeded to indicate the costs submitted by each vendor; Sidney Teller - \$168,828.88, Landscaping Associates - \$135,267.50, Tip Top Enterprises - \$137,442.57. After meeting with Sidney Teller and Landscape Associates there is a difference of almost \$40,000, and from my impression I would recommend that we go with Landscaping Associates due to the professionalism and years of experience they have.

Juan Carlos then asked if there were any questions and there was interaction amongst the board and the membership for a bit. Juan Carlos then asked for a

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Board of Directors Meeting (cont. from page 1)

motion to approve Landscape Associates as the vendor of choice for the Parking Deck Landscaping Project.

Motion was made by Frank Quintero, Jr. to award Landscape Associates the Parking Deck Project based on the proposal submitted totaling \$135,267.50, motion was seconded by Jose Alejandro Aybar, motion carried.

Juan Carlos requested a motion to approve June Minutes as presented; Motion was made by Frank Quintero, Jr. to approve minutes as presented without being read, motion was seconded by Jose Alejandro Aybar, mo-

tion carried.

Juan Carlos then turned over the floor to Property Manager, Ophelia De La Torre to give an update on the Construction Project for the Pool Deck and her Manager's Report.

Ophelia De La Torre then started by apologizing for an error which was stated in the BPCA Newsletter the previous month (September) which indicated that the Pool Project would be completed by September 23, 2010. She further explained that the error came about because the date of commencement, we calculated it from the date

the contract was signed which was incorrect. The actual date of commencement was on May 20 which would make the completion date October 20, 2010, exactly 150 days as stated in the contract.

Ophelia also stated that due to some change orders which came about after the fact the project was delayed about two to three weeks. The primary delays were the weather and the Department of Health because they kept asking to revisions for the plans on the Collector Tank. Otherwise we were moving at a good pace and we should have the pool

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Board of Directors Meeting (cont. from page 2)

ready by Halloween...???!!!

Manager's Report:

Ophelia Reported the following:

- Updating the garage lighting – project to be completed by October 30, 2010
 - These lights produce more lumens and reduce the energy currently being used by existing lighting
- Hallway Lighting – project to be completed by October 30, 2010
 - Interior hallway rope lighting was updated to produce more lumens as well and therefore the hallways aren't as dark as they used to be. Still providing ambient lighting and uses less energy. The ones currently in place are of very poor quality and didn't last very long nor did it produce the appropriate lighting.
- Exterior Light Globes – project to be completed by mid November 2010

- We are replacing the existing light bulbs with an energy efficient light bulb which will produce the same lumens, however utilize less energy. Job will take a little longer due to the level of labor needed.
- Elevator Landing Lights – all are in the process of being changed out to energy efficient light bulbs. Board Member Frank Quintero interjected here and asked if we could please dim these lights a bit they were just too bright.
- Fire Sprinkler Heads – The entire fire sprinkler heads in the garage need to be changed and we are currently in the process of changing them. The majority of them are rusted and in poor condition.
- Annual Fire Inspection – we are scheduled to commence the Fire Inspection on Monday October 4th, during which time the fire alarms will be audible throughout the building. Fol-

lowing each audible alarm you will hear an announcement advising you it's a false alarm. In the event of a true emergency you will also hear an announcement indicating same.

- Venetian Plaster – Lobby B was redone due to water damage it sustained during a flood which occurred at the property and it looks fantastic. Great Work from this vendor.
- Collections – we currently have 25 files at the attorney which equate to \$283,145.02 due to the Association. We have another 21 units in receivables which total \$79,911.61 which are not at the attorney and we are trying to collect these monies.
- Key Fob Deactivation – for those units which are over 90 days we have sent out a letter drafted by our Attorney advising them that per Florida Statute 718.303 we will be deacti-

Continued on page 4



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**William C. Lewis, Jr., Esq.
Michael Marquez, Esq.**

Board of Directors Meeting (cont. from page 3)

vating their key fob due to nonpayment of assessments. This does not prevent them from entering their home but it does make it a bit more difficult and they cannot access the amenities. (Letter Attached with List of those Affected)

This ended the Manager's Report and floor was turned back to Board President Juan Carlos Sagrera.

At this point there was interaction between the membership and the board about the collections and the delinquent owners and what more we could do to prevent them from entering the premises. Frank Quintero, Jr. indicated that

pursuant to the Statute which was adopted effective July 1, 2010 we could prevent them from using the amenities, however we couldn't prevent them from entering their unit.

During the New/Old business the board Vice President, Frank Quintero, Jr. requested that the board approve the Seawall Project as indicated by Biscayne Engineering where the repairs would be a minimum of \$7,000 and a maximum of \$16,000. Juan Carlos said he agreed with this; however he wanted to wait until the pool project was completed prior to starting this project because there was just too much going on right now and it would be overwhelming for

Ophelia to oversee all these workers on the property.

Motion was made by Frank Quintero, Jr. to proceed with the work for the Seawall as indicated by Biscayne Engineering with a budget of minimum \$7,000 and a maximum of \$16,000 to do the needed repairs to the Seawall; motion was seconded by Juan Carlos, motion carried.

Juan Carlos then requested a motion to adjourn meeting. Motion was made by Frank Quintero, Jr. to adjourn the meeting, motion was seconded by Juan Carlos Sagrera, motion carried meeting adjourned at 7:42pm.

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Alina Gascon, Director

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October is National Breast Cancer Awareness Month

How can I find breast cancer early? The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can.

Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.



Changes to look for in your breasts

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other

For more information you can visit the American Cancer Society's breast cancer Web site at www.cancer.org/ or call 800-ACS-2345.

Delicious Apples

Fall is apple season! It is the perfect time to enjoy apples, in all their varieties. Ever wonder which type of apple is best for pies? Which is good for applesauce? Use this list to help you decide.

Best for snacking.

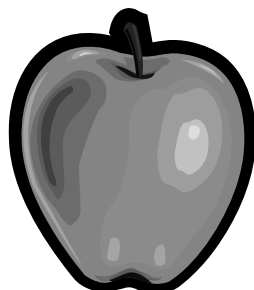
Red Delicious, Fuji, Winesap, Gala

Best for pies.

Granny Smith, Golden Delicious, Newtown Pippin, Rome

Best for applesauce.

Newtown Pippin, Elstar, Rome, Golden Delicious



Ms. Claudia's Preparatory School After School Program

NEW Classes, Location & Structure

Monday: **Math Rules**
(New Class)

Tuesday: **Dance**
(New Class)

Wednesday: **Language**
Sept. - Dec. 2010: Spanish
Jan - June 2011: Italian,
French or Mandarin (TBA)

Thursday: **Mad Science**
Sept 2010 - Dec 2010
How the Sun Makes Our Day
Jan 2011 - June 2011
Budding Botanists

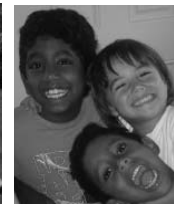
Friday: **Art by Winsome**
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Key Fob Cancellation for Delinquent Units Over 90 Days

Dear Unit Owner/Tenant,

According to our records your account with regard to the payment of your monthly assessments due to Brickell Place Condominium Association, Inc. ("Association") is over ninety (90) days past due. Therefore, pursuant to Florida Statute §718.303 please be advised that effective October 11, 2010 your Key Fob will be inactivated due to the non-payment of your monthly assessments due to the Association. The deactivation of your Key Fob will cause you to enter the parking lot by way of the security guard shed and will cause you to enter the building by way of the security office. Although this may be inconvenient to you, this by no means precludes your access to the common elements necessary to access your unit.

In addition, your access to any common facilities, such as, but not limited to the exercise room, pool (at Phase I and/or II), and tennis courts are hereby suspended effective October 11, 2010. If it comes to our attention that you disregard this notice and still enter into any common facilities you shall be fined \$100.00 per each occurrence, and possibly

be subject to further criminal penalty for trespass. Finally, your voting rights with regard to any Association business are also suspended effective October 11, 2010.

This suspension will remain in effect until your delinquent account is brought current with the Association. If you have any questions regarding your account or this correspondence please direct any and all questions to our general counsel, Albert E. Acuña, Esq., at Law Office of Alexis Gonzalez, P.A., 9755 S.W. 40th Terrace, Miami, Florida 33165, (305) 223-9999.

We thank you for your attention to this matter and encourage you to bring your account current with the Association to avoid any further inconvenience.

Very truly yours,

**Brickell Place
Condominium Association, Inc.**

cc: Board of Directors
Albert E. Acuña, Esq.

.....

UNITS OVER 90 DAYS PAST DUE

Unit #	Name	Amount	Comments
A-ph08	Alvarez, Ricardo K.	\$49,376.32	at attorney
A-0809	Simon, Xavier	\$26,598.65	at attorney
A-0508	Fernandez, Jose L.	\$23,771.66	at attorney
A-0608	Fernandez, Jose L.	\$23,771.66	at attorney
A-1204	Kirby, Esther M.	\$11,671.63	at attorney tenant is paying the rent to us.
A-1414	Oyarzabal, Nancy	\$10,908.98	at attorney
A-2106	Artiles, Raoul & Nery Lane	\$10,398.15	at attorney
A-0803	Geisinger, Karen	\$8,961.60	at attorney
A-1705	Cuellar, Patricia And Sandra Dheming	\$3,803.12	at attorney
A-1407	Laurinda Downs	\$2,184.36	at attorney
B-0202	Weisenfeld And Associates	\$28,025.57	at the attorney
B-2408	Echavarria, Natalia	\$14,054.62	at the attorney
B-0905	Greces, Frank J.	\$10,206.91	at the attorney
B-ph07	Hyde Trading Properties Inc./Menache H.	\$6,464.60	at the attorney
B-1804	Gomez, Patrica	\$6,457.04	at the attorney
B-1105	Adam, Marie France	\$6,440.16	at the attorney
B-1012	Lilue, Adriana & Irma	\$5,150.52	at the attorney
B-0703	Sanchez, Nazario & Hilda De	\$5,149.11	at the attorney
B-1907	Solano, Jack	\$4,353.48	at the attorney
B-0505	Danies, Belinda	\$4,287.16	at the attorney
B-2411	Air Supply Properties, Inc./Menache, H.	\$3,875.75	at the attorney
B-1209	Jimenez, Jorge	\$2,457.57	at the attorney
B-2405	air Supply Properties, Inc../Menache, H.	\$2,376.95	at the attorney

EMPLOYEE of the MONTH

(October - 2010) is **Tomas Delgado** from the Maintenance Department. He will receive a gift certificate of \$100.00 from Publix, in appreciation and recognition of all her hard work. The Management Dept. will continue to review and designate an **Employee of the Month** to those employees that show outstanding workmanship, performance and positive attitude towards their co-worker and residents. Thank you very much for all your hard work here at BPCA-1.

Empleado del Mes

(Octubre - 2010) es **Tomas Delgado** del Depto. de Mantenimiento. Agradecemos mucho su ejemplar esfuerzo y desempeño en su trabajo. El departamento de Administración continuará eligiendo como el **Empleado del Mes** a aquel empleado que se destaque en la realización de su trabajo, mostrando una dedicación especial así como un comportamiento positivo, tanto con sus compañeros de trabajo como con los residentes. Recibirán un certificado de \$100.00 de Publix como reconocimiento y agradecimiento.

Don't Forget...Fall Back...

Beginning in 2007, Daylight Saving Time was extended one month and begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 a.m. on November 7, 2010.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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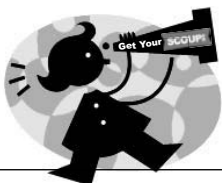
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