



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 14 Issue 8

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

February 2021

BRICKELL PLACE PHASE I ASSOCIATION, INC.

1901 Brickell Ave., Miami, FL 33129

<https://brickellplace.buildinglink.com>

ASSOCIATION OFFICERS

President Caridy Patino
Vice President Patrick Burbank
Treasurer Roberto Hiribarne
Secretary Katya Rehders
Director Oscar Rojas

PROPERTY STAFF

Gen. Manager Gonzalo Iribarren, LCAM
Assistant Manager Luz González
Admin. Assistant Roxana Fuentes
Building Engineer Laura Conejos
Operations Asst. Gloria Trujillo
Housekeeping Sup. Armando Pacheco
Valet Supervisor Humberto Zelaya
Security Supervisor Jesús Torres

IMPORTANT NUMBERS

Main 305-854-5343
Fax 305-854-0466
Management Option 1
Front Gate Option 2
Security Option 3
Receiving Option 4
Valet Option 5
Maintenance Option 6
Emails manager@brickellplace.net
 assistant@brickellplace.net
 admin@brickellplace.net
 office@brickellplace.net
 BuildingEngineer@brickellplace.net
 operations@brickellplace.net

OFFICE HOURS

Monday - Friday 8:30 am - 5:00 pm

DISCLAIMER: The Brickell Place Condominium board of directors and Newsletter editors assume no responsibility for the advertisements in this newsletter. The newsletter publication by Coastal Group Publications, is free for the association and is funded by the advertisements. Brickell Place Condo in no way endorses or has any relationship with the vendors advertising in the newsletter. Furthermore, the editorial content of the newsletter expresses the view of the authors, which may occasionally differ from the view of a majority of the board of directors. The information provided in the newsletter may be subject to errors and omissions and should be verified by the readers before taking action.

MESSAGE FROM THE BOARD

Dear Owners and Residents,

We want to again thank you all for providing us the opportunity to serve this community, as well as thank the former administration for their efforts during what was an unprecedented year.

As part of our commitment, we ask for your collaboration and help in bettering our homes. We encourage community participation, and plan to send out surveys throughout the year to see what works best for all of us as a whole.

As promised, we already have worked on obtaining updates on the 40-year certification and pending Irma claim and hope to provide you with a better understanding next week.

In honoring our word to remain transparent, we have decided to retain Javier Zayas-Bazan as legal counsel. Mr. Zayas-Bazan served as manager of Phase 2 for almost 10-years before deciding to pursue a legal career. Given his unique experience, we trust him to have our best interests in improving our operations and synergizing our interconnected communities.

We hope to have a happy, healthy, and prosperous New Year.

Very truly yours,

The Board of Directors of BPCA



GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People's lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you've sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an

insurance professional to determine whether you have the right coverage for you—you may find that the type of insurance you have is no longer necessary.

Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter's or homeowner's insurance, be sure to consider



whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

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



ALYESKA SEMSCH

RE Broker

786-326-7655

Alyeska@semschrealty.com

**SEMSCH
REALTY**

200 Crandon Blvd Suite 360, Key Biscayne, FL 33149

MLS SEARCH: www.SemschRealty.com

Brickell / Downtown / Key Biscayne
Coconut Grove / Coral Gables / Sunny Isles

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



kw ELITE PROPERTIES
KELLERWILLIAMS.
TERI DATTILIO
513-470-8408
teridattilio@kw.com
Midwest Realtor with South Florida Flare

**SALES THROUGHOUT AVENTURA, AT
\$850,000, \$585,000, \$640,000, \$375,000, 290,000**

**North Tower at the Turnberry Isles
Point Delvista Towers Aventura Marina**

AND SO MANY MORE!

SOLD IN 3 DAYS!



I CAN SELL YOURS TOO, ASK ME HOW!

FORGOTTEN KISSES

To sweeten up your Valentine's Day, try making these tasty treats to share with your loved ones.

2 egg whites, room temperature
1/8 teaspoon cream of tartar
1/8 teaspoon salt
2/3 cup sugar
1 teaspoon vanilla
2-3 drops red food coloring
Hershey's Kisses (6 oz. package, 36 count, unwrapped)



Beat egg whites with cream of tartar and salt in small bowl until soft peaks form. Gradually beat in sugar; continue beating until stiff peaks form. Add vanilla and food coloring. Drop meringue mixture by half teaspoonfuls onto greased cookie sheets; top each with a Hershey's Kiss. Cover kiss completely with a small teaspoonful of meringue. Place in a preheated 375 degree F oven. Immediately turn off oven and let cookies remain in oven overnight or until cookies are completely dry and oven is cold. Don't peek during this time, or your cookies will turn soggy. Makes about 2 1/2 dozen.



(Third Monday in February)

Until 1971, both February 12 and February 22 were observed as federal public holidays to honor the birthdays of Abraham Lincoln (February 12) and George Washington (February 22). In 1971, President Richard Nixon proclaimed one single federal public holiday, the Presidents' Day, to be observed on the third Monday of February, honoring all past USA presidents.

45 DAY LISTING AGREEMENT!

WERC
realty

Fernando Rizzo
352-256-2203

"Work with a Professional"



Let's ZOOM!



My urgency is to \$ell your home!

I GET PAID WHEN YOU GET PAID

Fernando@RizzoTheRealtor.com

One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



*Meet Your
Neighborhood Dentist*
Dr. Edy A. Guerra

Over 20 years in Surfside / Bay Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave.
Surfside, FL 33154

4011 W. Flagler St.
Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>



stellar
Public Adjusting Services
Professional Insurance Claim Representation

GOT HURRICANE DAMAGE? GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

STELLARADJUSTING.COM

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

WAS YOUR CLAIM DENIED OR UNDERPAID?

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.

License #PJ7524

Published monthly at no cost for the Brickell Place Phase I Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to ADVERTISE in one of our newsletters or to get AFREE newsletter for your property.



PATRICKJAIMEZ PA

Mobile (786)-277-7355
Direct (305)-459-5019
patrickjaimez@gmail.com



GLOBAL LUXURY

www.patrickjaimez.com

Hablo Español/Falo Português
Selling Real Estate for over 20 years!

DON'T LET COVID-19 STALL YOUR SALE

My exclusive marketing program will reach buyers quickly and virtually through:

Property Video Tour
Online Advertising
Social Media Posts

Property Website
Customized Email Distribution
Virtual Showings

CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.