



# BRICKELL PLACE

## Phase I

### Monthly Newsletter

Volume 14 Issue 7

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

January 2021

#### BRICKELL PLACE PHASE I ASSOCIATION, INC.

1901 Brickell Ave., Miami, FL 33129

<https://brickellplace.buildinglink.com>

#### ASSOCIATION OFFICERS

President ..... George Shortt  
Vice President ..... Luis Blasini  
Treasurer ..... Carlos Vaitman  
Secretary ..... Pedro Gonzalez  
Director ..... Alexandra Lange Cortes

#### 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

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#### MESSAGE FROM THE BOARD

Dear Residents,

The current Board of Directors at Brickell Place Condominium Association (BPCA) would like to inform you on the most relevant achievements as of now, and on plans for the immediate future for our community of residents at Brickell Place.

In a separate communication, we will present a detailed review of the achievements as well as planned activities for BPCA; although, we have continuously presented on TV monitors snap shots of current and most important maintenance and upgrading activities for our community. We would also like to make a quick recap of some issues raised by some of our residents, on the following areas:

1. Transparency and Inclusion
2. Safety and Security
3. Planning
4. Fiscal Responsibility
5. Operations
6. Financial Management and Cost of Ownership

At the Board of Directors, we have welcomed the participation of all Brickell Place residents. **Inclusiveness** is part of our DNA. We truly believe this pillar is key for a better BPCA and for continuously improving the quality of life of the residents of Brickell Place. This has been one of our goals from the beginning. We have established new committees such as the beautification committee, also, we improved the participation of the community in the Gymnasium committee; moreover, we are in the process to establish the gardening committee.

Since our first period in 2019 the present board strived to share the decision making and the general information on the association matters to our residents. The board meetings were performed regularly with very active participation of the community. The year 2020 was not as regular due to the COVID pandemic, regardless of it, our management was able to continuously inform the community of the performed work through the electronic boards located in the elevators area as well as via Building Link.

The association has greatly improved the **safety and security** of the premises. We have installed over 30 additional cameras, and we put in place an ongoing study to install cameras in the elevator area of all floors in both buildings. We are also evaluating the options to have inhouse security.

**Regarding operations:** A new Maintenance Engineer was hired, Laura Conejos, with a degree in engineering, highly trained in maintenance and teamwork. She

*Continued on page 2*

**Board (cont. from page 1)**

has significantly improved the preventive and corrective maintenance plans for BPCA. It is the goal of the association to decrease the use of external contractors for the preventive and corrective maintenance, based on the great results obtained with our new maintenance engineer.

We are fully aware of our **financial responsibility**. During the last two years the association have undertaken many important improvements to the BPCA premises without requiring additional assessments, this has been achieved through big savings on key service providers and strong control on the operational costs.

As a result of the Board of Directors' action during the last two years, the financial situation of BPCA has improved significantly, our reserves fund is above the required standard by the banking community. The bank standards for an evaluation of financing an apartment requires a minimum of 10% of the reserves study. In other words, to get a great deal the bank would require minimum 50% level. Once the 40-year certification is completed, BPCA will be at 67% level. In addition, our level of bad debts is

very low (4.7%) bank standard to qualify a loan is 7%. In summary we have managed to have a very healthy financial status of BPCA.

We feel we are moving forward on our goal of improving not only the living conditions but also elevating the standard of the BPCA property therefore increasing the value of our property.

We hope to continue working for the community to keep up with our goal to make Brickell Place not only a better place to live, but a great place in Florida for all of us.

Sincerely,  
BPCA Board of Directors

.....

*Estimados Residentes,*

*La actual Junta Directiva de Brickell Place Condominium Association (BPCA) desea informarle sobre los logros más relevantes hasta el momento y sobre los planes para el futuro inmediato de nuestra comunidad de residentes en Brickell Place.*

*Continued on page 3*

## 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.



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**SOLD IN 3 DAYS!**



**I CAN SELL YOURS TOO, ASK ME HOW!**

**Board** (viene de la pagina 2)

En otra comunicación presentaremos una revisión detallada de los logros, así como las actividades planificadas para BPCA; sin embargo, continuamente hemos estado presentando en los monitores de televisión imágenes instantáneas de las actividades más importantes de mantenimiento y modernización de nuestra comunidad. También nos gustaría hacer un rápido resumen de algunos problemas planteados por algunos de nuestros residentes, en las siguientes áreas:

1. Transparencia e inclusión
2. Seguridad y protección
3. Planificación
4. Responsabilidad fiscal
5. Operaciones
6. Gestión financiera y costo al propietario

En la Junta Directiva, hemos dado la bienvenida a la participación de todos los residentes de Brickell Place. La **inclusión** es parte de nuestro ADN. Realmente creemos que este pilar es clave para un mejor BPCA y para mejorar continuamente la calidad de vida de los residentes de Brickell Place. Este ha sido uno de nuestros objetivos desde el principio. Hemos establecido nuevos comités como el Comité de Embellecimiento, además, mejoramos la participación de la comunidad en el Comité de Gimnasio; y estamos en el proceso de establecer el Comité de Jardinería.

Desde nuestro primer período en 2019, la actual Junta se esforzó por compartir la toma de decisiones y la información general sobre los asuntos de la Asociación con nuestros residentes. Las reuniones de la Junta se realizaron regularmente con una muy activa participación de la comunidad. El año 2020 no fue tan regular debido a la pandemia de COVID-19, independientemente de ello, nuestra Gerencia pudo informar continuamente a la comunidad del trabajo realizado a través de los tableros electrónicos ubicados en

*Pasa al la pagina 4*

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This is a 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.

**Board** (viene de la pagina 3)

el área de ascensores y mediante Building Link.

La Asociación ha mejorado enormemente la **seguridad y protección** de la propiedad. Hemos instalado más de 30 cámaras adicionales y estamos realizando un estudio para instalar cámaras en el área de ascensores de todos los pisos de ambos edificios. También estamos evaluando las opciones para tener seguridad interna.

**En cuanto a operaciones:** Se contrató a una nueva Ingeniera de Mantenimiento, Laura Conejos, con Licenciatura en Ingeniería, altamente capacitada en mantenimiento y trabajo en equipo. Ella ha mejorado significativamente los planes de mantenimiento preventivo y correctivo de BPCA. Es el objetivo de la Asociación disminuir el uso de contratistas externos para el mantenimiento preventivo y correctivo, en base a los grandes

resultados obtenidos con nuestra nueva ingeniera de mantenimiento.

Somos plenamente conscientes de nuestra **responsabilidad financiera**. Durante los últimos dos años, la Asociación ha llevado a cabo importantes mejoras en las instalaciones de BPCA sin requerir cuotas adicionales, esto se ha logrado a través de grandes ahorros con proveedores claves de servicios y un gran control de los costos operativos.

Como resultado de la acción de la Junta Directiva durante los últimos dos años, la situación financiera de BPCA ha mejorado significativamente, nuestro fondo de reservas está por encima del estándar requerido por la comunidad bancaria. Los estándares bancarios para una evaluación del financiamiento de un apartamento requieren un mínimo del 10% de lo determinado en el estudio de reservas. En otras palabras, para una oferta competitiva, el banco requeriría un

nivel mínimo del 50%. Una vez que se complete la Certificación de 40 años, BPCA estará en un 67%. Además, nuestro nivel de deudas incobrables es muy bajo (4,7%). El estándar bancario para calificar un préstamo es del 7%. En resumen, hemos logrado tener un muy saludable estado financiero para BPCA.

Creemos que estamos avanzando en nuestro objetivo de mejorar no solo las condiciones de vida, sino también elevar el estándar de la propiedad de BPCA, aumentando así el valor de nuestra propiedad.

Esperamos seguir trabajando para que la comunidad se mantenga al día con nuestro objetivo de hacer de Brickell Place no solo un mejor lugar para vivir, sino un gran lugar en Florida para todos nosotros.

Sinceramente,

Junta Directiva de BPCA



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**PHASE I**

TOTAL UNITS (A & B)	557
UNITS FOR SALE	14
UNITS SOLD (3 months)	3
AVERAGE DAYS ON MKT	57 DAYS
Pending	4

**PHASE II**

TOTAL UNITS (C & D)	379
UNITS SOLD (3 months)	3
AVERAGE DAYS ON MKT	50
Pending	2

## HAPPY NEW YEAR! THE MARKET IS ON FIRE!

Call us today to get your unit sold or rented!

### FOR SALE - 23 UNITS

<u>Bedrooms</u>	<u>Total Units</u>	<u>Price Range</u>
3-4 BR	4 UNITS	\$775k-\$1298k
2BR	11 UNITS	\$429K - \$1600K
0-1 BR	7 UNITS	\$285K - \$344K

### FOR RENT - 14 UNITS

<u>Bedrooms</u>	<u>Total Units</u>	<u>Price Range</u>
2BR	8 UNITS	\$2380- \$3500
0-1 BR	6 UNITS	\$1750 - \$2100

### CLOSED RECENTLY (Last 90 days)

Unit #	BR/BA	List Price	Sold Price	Closed
A1611	2/2	\$539,000	\$496,500	Nov 16 2020
A1806	1/1	\$349,000	\$325,000	Nov 23 2020
B2406	1/1	\$289,000	\$285,000	Nov 10 2020
C1101	2/2	\$520,000	\$505,000	Nov 5 2020
D609	1/1/1	\$290,000	\$288,000	Nov 12 2020
D1708	3/2/1	\$790,000	\$750,000	Oct 26 2020