



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 | SE



BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129
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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

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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

IMPORTANT NUMBERS

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

OFFICE HOURS

Monday - Friday 8-4:30 pm

Merry Christmas And Happy Hanukkah!

The Board of Directors would like to wish everyone a Merry Christmas and a Happy Hanukkah, and may the New Year bring peace, prosperity, and good health to all. Seasonal plants have been spread throughout the community and common areas have been decorated to accent this festive time of the year. Thank you for being a part of what makes Brickell Place Phase II a special place to live in!

¡Feliz Navidad y Feliz Hanukkah!

La Junta Directiva desea desearles a todos una Feliz Navidad y Feliz Hanukkah, y que el Año Nuevo traiga paz, prosperidad y buena salud a todos. Las plantas de temporada se han esparcido por toda la comunidad y las áreas comunes se han decorado para acentuar esta época festiva del año. ¡Gracias por ser parte de lo que hace de Brickell Place Phase II un lugar especial para vivir!

BOARD OF DIRECTORS

The Board would like to bid farewell to its former Secretary Lillian Castañeda and would like to thank her for her 10 years of service to this community. Mrs. Castañeda has been an integral part of making Brickell Place Phase II one of the best communities to live in along Brickell Avenue. Besides her countless contributions, we would like to thank Lillian for overseeing the bugle, which kept this community informed before the advent of digital communication platforms. Additionally, we would like to recognize Lillian for her philanthropic pursuits through the Fundacion Educativa Carlos M. Castañeda, which has provided countless scholarships for distinguished students pursuing journalism degrees. Lillian will be missed.

A vote was had to appoint Mr. Carlos Granier to the Board of Directors. The Granier family has owned in Brickell Place Phase II since 2011. Carlos holds an International Relations degree from Tufts University in Boston, MA and a professional certification in Negotiation and Conflict Resolution from Universidad Católica Andrés Bello in Caracas, Venezuela. Mr. Granier is a strategic media & multiplatform executive with experience in digital marketing, media strategy and product management with over 30 years of experience in cutting edge digital companies in the US Hispanic and Latino spaces.

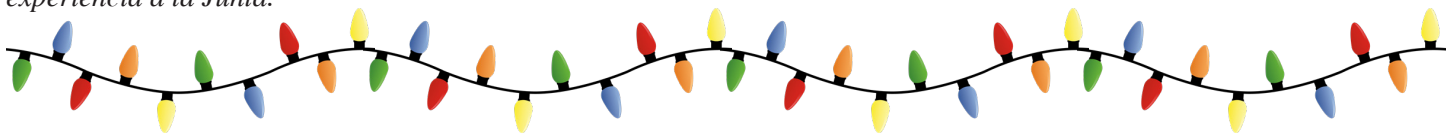
Carlos currently works as Chief Technology Officer at Radar, where he oversees digital strategies, growth and revenues across a portfolio of brands and markets, as well as the production, distribution and monetization of content on large platforms for client brands and owned content. Mr. Granier brings a wealth of knowledge and experience to the Board of Directors.

JUNTA DIRECTIVA

La Junta desea despedirse de su exsecretaria Lillian Castañeda y agradecerle por sus 10 años de servicio a esta comunidad. La Sra. Castañeda ha sido una parte integral para hacer de Brickell Place Phase II una de las mejores comunidades para vivir a lo largo de Brickell Avenue. Además de sus innumerables contribuciones, nos gustaría agradecer a Lillian por supervisar el Bugle, que mantuvo informada a esta comunidad antes de la llegada de las plataformas de comunicación digital. Además, nos gustaría reconocer a Lillian por sus actividades filantrópicas a través de la Fundación Educativa Carlos M. Castañeda, que ha proporcionado innumerables becas para estudiantes distinguidos que cursan estudios de periodismo. Gracias Lillian!

Se procedió a votación para nombrar al Sr. Carlos Granier como miembro de la Junta Directiva. La familia Granier ha sido propietaria de Brickell Place Phase II desde 2011. Carlos tiene una licenciatura en Relaciones Internacionales de Tufts University en Boston, MA y una certificación profesional en Negociación y Resolución de Conflictos de la Universidad Católica Andrés Bello en Caracas, Venezuela. El Sr. Granier es un ejecutivo de medios estratégicos y multiplataforma con experiencia en marketing digital, estrategia de medios y gestión de productos con más de 30 años de experiencia en empresas digitales de vanguardia en los espacios hispanos y latinos de EE. UU.

Actualmente trabaja como director de tecnología en Radar, donde supervisa las estrategias digitales, el crecimiento y los ingresos en una cartera de marcas y mercados, así como la producción, distribución y monetización de contenido en grandes plataformas para marcas de clientes y contenido propio. El Sr. Granier aporta una gran cantidad de conocimientos y experiencia a la Junta.



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!



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D Building Multistack Replacement

The Board of Directors recently approved the purchase of a new multistack system for the D Building. The multistack is a piece of equipment housing, among other things, four compressors, four heat exchanges, motherboards, and an adjacent coil. The equipment's main purpose is to work in conjunction with other mechanical components to cool all common areas.

The new system will run on R410a refrigerant, which is environmentally friendly and costs pennies on the dollar compared to the old R22 freon.

The good news is that perfectly-functioning, salvageable pieces from the D Building's old multistack will be saved as replacement parts for emergency repairs in the C Building.

This capital improvement project will be fully funded without the need for a special assessment.

Edificio D Reemplazo del Multistack

La Junta Directiva aprobó recientemente la compra de un nuevo sistema multistack para el Edificio D. El multistack es una pieza de equipo que alberga, entre otras cosas, cuatro compresores, cuatro intercambiadores de calor, placas base y una bobina adyacente. El objetivo principal del equipo es trabajar en conjunto con otros componentes mecánicos para enfriar todas las áreas comunes.

El nuevo sistema funcionará con refrigerante R410a, que es ecológico y cuesta centavos de dólar en comparación con el antiguo freón R22.

La buena noticia es que las piezas recuperables y en perfecto funcionamiento del antiguo multistack del edificio D se guardarán como piezas de repuesto para reparaciones de emergencia en el edificio C.

Este proyecto de mejora de capital se financiará en su totalidad sin necesidad de un special assessment.

BIG THANKS!

The entire staff at Brickell Place Phase II would like to give a big THANK YOU to the Iglesias and Ruaño families for once again providing an A-M-A-Z-I-N-G luncheon for all of the incredible employees of BPPH. From the bottom of our hearts, thank you!



¡MUCHAS GRACIAS!

Todo el personal de Brickell Place Phase II quisiera agradecerles a las familias Iglesias y Ruaño por brindar una vez más un almuerzo magnífico para todos los increíbles empleados de BPPH. Desde el fondo de nuestros corazones, ¡gracias!

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Management Update

- The annual fire alarm inspection was conducted. The system met all safety standards.
- The C Building's HVAC coil located in the mechanical room was replaced (at a fraction of what it would cost with an outside vendor).
- Backflow preventers were installed for the HVAC systems in both the C and D Buildings.
- A new NBA portable basketball system was purchased, built, and installed.
- A damaged tennis court awning was replaced.
- The trash chute systems in both buildings were professionally cleaned, as were all of the individual trash chute doors.
- The Boom Lift's hydraulic system was replaced. The Boom is an essential piece of equipment that facilitates a number of maintenance operations.
- One of the C Building's main drain lines was replaced.
- A new sub-meter was installed for the water line that services the pool.
- One of the heaters that service the swimming pool was replaced.

El Mantenimiento Al Dia

- Se realizó la inspección anual de alarmas contra incendios. El sistema cumplió con todos los estándares de seguridad.
- Se reemplazó la bobina del Edificio C ubicada en la sala de máquinas (a una fracción de lo que costaría con un proveedor externo).
- Se instalaron dispositivos de prevención de reflujo para los sistemas HVAC en los edificios C y D.
- Se compró, construyó e instaló un nuevo sistema de baloncesto portátil de la NBA.
- Se reemplazó un toldo de una cancha de tenis dañado.
- Los sistemas de tolvas de basura en ambos edificios se limpiaron profesionalmente, al igual que todas las puertas de las tolvas de basura individuales.
- Se reemplazó el sistema hidráulico del Boom Lift. El Boom es un equipo esencial que facilita una serie de operaciones de mantenimiento.
- Se reemplazó una de las principales líneas de drenaje del edificio C.
- Se instaló un nuevo submedidor para la línea de agua que da servicio a la piscina.
- Se reemplazó uno de los calentadores que dan servicio a la piscina.



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HAPPY HOLIDAYS TO ALL BRICKELL PLACE RESIDENTS!

FOR SALE - 24 UNITS

<u>Bedrooms</u>	<u>Total Units</u>	<u>Price Range</u>
3-4 BR	1 UNITS	\$775k
2BR	16 UNITS	\$429K - \$1600K
0-1 BR	7 UNITS	\$285K - \$385K

FOR RENT - 15 UNITS

<u>Bedrooms</u>	<u>Total Units</u>	<u>Price Range</u>
3BR	1 UNIT	\$4,200
2BR	7 UNITS	\$2650- \$3000
0-1 BR	9 UNITS	\$1200 - \$2270

CLOSED RECENTLY (Last 90 days)

<u>Unit #</u>	<u>BR/BA</u>	<u>List Price</u>	<u>Sold Price</u>	<u>Closed</u>
A1611	2/2	\$539,000	\$496,500	Nov 16 2020
A1813	2/2	\$440,000	\$410,000	Oct 15 2020
A1806	1/1	\$349,000	\$325,000	Nov 23 2020
B1605	2/2	\$488,000	\$488,000	Sept 18 2020
C1101	2/2	\$520,000	\$505,000	Nov 5 2020
C1613	2/2	\$560,000	\$550,000	Sept 23 2020
D609	1/1/1	\$290,000	\$288,000	Nov 12 2020
D1708	3/2/1	\$790,000	\$750,000	Oct 26 2020

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	14
UNITS SOLD (3 months)	6
AVERAGE DAYS ON MKT	132 DAYS
Pending	4

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	10
UNITS SOLD (3 months)	4
AVERAGE DAYS ON MKT	40
Pending	1