



# THE BUGLE

## at Brickell Place Phase II

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

Volume 16 Issue 5

November 2020

# 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

#### IMPORTANT NUMBERS

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

#### OFFICE HOURS

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



## Happy Thanksgiving

The Board of Directors would like to wish everyone in the community, the staff, and their families a very Happy Thanksgiving. While 2020 has been one of the most challenging years in recent history, November gives us a moment to pause and be thankful for the overwhelming good that surrounds all of our lives. To add a little something special to your Thanksgiving evening, keep an eye out for BPP2s annual holiday illumination along the Brickell Avenue frontage.

## Feliz dia de Acción de Gracias

*La Junta Directiva desea a todos los miembros de la comunidad, al personal y a sus familias un día de acción de gracias muy feliz. Si bien 2020 ha sido uno de los años más desafiantes de la historia reciente, noviembre nos da un momento para hacer una pausa y estar agradecidos por el bien abrumador que rodea todas nuestras vidas. Para agregar algo especial a tu noche de Acción de Gracias, no pierdas de vista la iluminación anual de BPP2s a lo largo de la fachada de Brickell Avenue.*



## MANAGEMENT UPDATE

- The annual fire extinguisher and fire sprinkler inspections were conducted. All systems were found to be in working order.
- The annual elevator inspection was conducted. All elevator systems exceeded safety standards.
- The planters in the front of the building are being seasonally landscaped for the upcoming holiday season.
- The electrical lines that feed the exterior outlets between the frontage road and Brickell Avenue were completely replaced and brought to code.
- Exterior holiday lights were purchased and are currently being installed for the annual Thanksgiving illumination along Brickell Avenue.
- Two major 12 inch parking lot drain lines were replaced from original cast iron to code complying anti-corrosive PVC.
- Fire sprinkler lines by the mechanical rooms on the roof of both the C and D Building were replaced. Fire sprinkler lines on the roof are more susceptible to atmospheric salinity due to our proximity to the ocean.
- The tennis courts were pressure washed, as were all exterior staircases to and from the parking garage.
- The receiving area in both the C and D Building were plastered and painted. The C Building receiving double doors will be replaced in the coming weeks.
- The domestic pumps had all seals and bearings replaced.
- Common area bathroom soap dispensers are being replaced with touch-free dispensers to reduce touchpoints.



## EL MANTENIMIENTO AL DIA

- Se llevaron a cabo inspecciones de extintores y aspersores de incendios. Se encontró que todos los sistemas estaban en buen estado.
- Se llevó a cabo la inspección anual de los ascensores. Todos los sistemas de ascensores excedieron los estándares de seguridad.
- Las jardineras en la parte delantera del edificio están siendo ajardinadas.
- Las líneas eléctricas que alimentan las salidas exteriores entre la carretera de la fachada y la avenida Brickell fueron completamente reemplazadas y llevadas al código.
- Se compraron luces navideñas exteriores que actualmente se están instalando para la iluminación anual de Acción de Gracias a lo largo de Brickell Avenue.
- Dos de las principales líneas de drenaje del estacionamiento de 12 pulgadas fueron reemplazadas de hierro fundido original a código con PVC anticorrosivo.
- Se reemplazaron las líneas de aspersores contra incendios junto a las salas mecánicas del techo del edificio C y D. Las líneas de rociadores contra incendios en el techo son más susceptibles a la salinidad atmosférica debido a nuestra proximidad al océano.
- Las canchas de tenis fueron lavadas a presión, al igual que todas las escaleras exteriores hacia y desde el garaje de estacionamiento.
- El área de recepción en el edificio C y D fue enlucida y pintada. Las puertas dobles del edificio C serán reemplazadas en las próximas semanas.
- Las bombas domésticas se le cambiaron todos los sellos y rodamientos.
- Los dispensadores de jabón de baño de área común están siendo reemplazados por dispensadores táctiles para reducir los puntos de contacto.



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# CORONAVIRUS

We want to give a BIG thank you to all Residents of this community for following CDC guidelines as Coronavirus continues to impact our everyday lives. In an effort to help keep all residents safe, and in anticipation of a demand surge, additional inventory of cleaning supplies, masks, gloves, and hand sanitizing gel have been purchased. Our staff continues to follow all cleaning and disinfecting protocols put in place at the onset. Although we do daily rounds to ensure things are in working order, please contact the Administration If you happen to find a hand sanitizing station out of order. We will continue to follow all CDC and local Health Department recommendations for the health and safety of all.



# CORONAVIRUS

*Queremos dar un GRAN agradecimiento a todos los residentes de esta comunidad por seguir las pautas del CDC como el Coronavirus continúa afectando nuestra vida cotidiana. En un esfuerzo por ayudar a mantener a todos los residentes seguros, y en previsión de un aumento de la demanda, se ha comprado un inventario adicional de suministros de limpieza, máscaras, guantes y gel desinfectante de manos. Nuestro personal continúa siguiendo todos los protocolos de limpieza y desinfección puestos en marcha al principio. Aunque hacemos rondas diarias para asegurarnos de que las cosas están en orden de trabajo, por favor póngase en contacto con la Administración Si encuentra una estación desinfectante de manos fuera de servicio. Seguiremos siguiendo todas las recomendaciones del CDC y del Departamento de Salud local para la salud y la seguridad 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.



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### PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	14
UNITS SOLD (3 months)	4
AVERAGE DAYS ON MKT	151 DAYS
Pending	6

### PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	12
UNITS SOLD (6 months)	5
AVERAGE DAYS ON MKT	32
Pending	1

## MIAMI MARKET IS MOVING

*Call Us For A Free Market Analysis today!*

### FOR SALE - 24 UNITS

Bedrooms	Total Units	Price Range
3BR+	2 UNITS	\$775K - \$859K
2BR	17 UNITS	\$429K - \$1.6M
1BR	5 UNITS	\$285K - \$344K

### FOR RENT - 16 UNITS

Bedrooms	Total Units	Price Range
3BR	2 UNITS	\$3800 - \$4200
2BR	8 UNITS	\$2380 - \$3250
1BR	6 UNITS	\$1795 - \$2270

### CLOSED RECENTLY ( Last 90 days)

Unit #	BR/BA	List Price	Sold Price	Closed
A901	2/2	\$465,000	\$432,500	Sep-20
A1813	2/2	\$440,000	\$410,000	Oct-20
B1605	2/2/1	\$488,000	\$488,000	Sep-20
B901	2/2	\$650,000	\$630,000	Sep-20
C1613	2/2	\$560,000	\$550,000	Sep-20
C1101	2/2	\$520,000	\$505,000	Nov-20
D1003	1/1/1	\$350,000	\$325,000	Aug-20
D1708	3/2/1	\$790,000	\$750,000	Oct-20