



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 | ASE



BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129
admin@bplace2.com

ASSOCIATION OFFICERS

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Vice President Lenin Sanchez
Secretary Lillian Castañeda
Treasurer Miglene Marrero
Director Rene Raffo
Director Gilberto Alvarez
Director Heinz Schultz

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Housekeeping Supervisor.. Jose Marquez
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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



DON'T FORGET...

Spring Forward...Fall Back...

Daylight Saving Time 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 1, 2020.**

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.



October Is 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. You can also visit the Breast Cancer Network's Web site at www.breastcancer.net.



Public Adjusting Services
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GOT HURRICANE DAMAGE?

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WAS YOUR CLAIM DENIED OR UNDERPAID?

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

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PUMPKIN CHEESECAKE

Crust:

- 1/3 cup reduced-calorie margarine, room temp.
- 2 cups graham-cracker crumbs

Filling:

- 1 container (24 ounces) nonfat cottage cheese (3 cups)
- 1 tub (12 ounces) light cream-cheese
- 1-1/4 cups packed light-brown sugar
- 2 large egg whites
- 2 large eggs
- 1 can (16 ounces) solid-pack pumpkin
- 2 tablespoon cornstarch
- 2 teaspoon pumpkin-pie spice
- 1 teaspoon vanilla extract
- Lightly grease bottom & sides of

9x3" spring form pan.

DIRECTIONS

Crust:

1. Mix margarine and cracker crumbs in a bowl until evenly moistened.
2. Press over bottom and 2 inches up sides of prepared pan.

Filling:

1. Heat oven to 325 degrees F.
2. Process cottage cheese and cream cheese product in a food processor or blender about 2 minutes, scraping down sides 2 or 3 times, until thick and smooth.
3. Add brown sugar, process until sugar dissolves.
4. Add eggs and egg whites and process just until blended.

5. Transfer to a large bowl.
 6. Stir in pumpkin, cornstarch, spice and vanilla until well blended and smooth.
 7. Pour into crust.
 8. Bake 1 hour & 20 minutes or until top of cake looks set.
 9. Cool completely on wire rack.
- To store, cover and refrigerate in pan at least 6 hours or up to 4 days.




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SOLD IN 3 DAYS!




I CAN SELL YOURS TOO, ASK ME HOW!

NOV. 3


VOTE RUBIN YOUNG

LET'S PUT OUR COMMUNITY FIRST

MAKE THE RIGHT DECISION EVERY VOTE HAS POWER



Punch #57



CLERK of the MDC COURTS

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<https://voteyoungformiamidadeclerkofthecourt.com>
https://m.facebook.com/story.php?story_fbid=1012328779243559&id=100013993384234

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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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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.



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PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	15
UNITS SOLD (3 months)	6
AVERAGE DAYS ON MKT	87 DAYS
Pending	2

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	10
UNITS SOLD (6 months)	7
AVERAGE DAYS ON MKT	121
Pending	3

CLICK LINK TO ACCESS ISG Q3 MIAMI MARKET REPORT AT

<https://www.youtube.com/watch?v=83XQn8zRWmA&feature=youtu.be>

FOR SALE - 29 UNITS

Bedrooms	Total Units	Price Range
3-4 BR	2 UNITS	\$859k-\$1100k
2BR	16 UNITS	\$440K - \$1600K
0-1 BR	11 UNITS	\$285K - \$500K

FOR RENT - 15 UNITS

Bedrooms	Total Units	Price Range
3BR	3 UNITS	\$3590-\$5000
2BR	6 UNITS	\$2750- \$5000
0-1 BR	6 UNITS	\$1750 - \$2150

CLOSED RECENTLY (Last 90 days)

Unit #	BR/BA	List Price	Sold Price	Closed
A901	2/2	\$465,000	\$432,500	Sep-20
B2004	1/1/1	\$295,000	\$270,000	Jul-20
B901	2/2	\$650,000	\$630,000	Sep-20
B814	2/2	\$465,000	\$430,000	Jul-20
BPHIII	3/3	\$800,000	\$772,500	Aug-20
C1613	2/2	\$560,000	\$550,000	Sep-20
D1213	2/2	\$509,000	\$460,000	May-20
D508	4/2/1	\$899,000	\$865,000	Apr-20
D1003	1/1/1	\$350,000	\$325,000	Aug-20