



# THE BUGLE

## at Brickell Place Phase II

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

Volume 16 Issue 3

September 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

## NOTICE TO CIGARETTE SMOKERS

If you allow the smoking of cigarettes inside your unit, please understand that it negatively affects your neighbors. It is unfair for your neighbors to be involuntarily exposed to the persistent presence of cigarette smoke inside their homes.

Please do not permit the smoking of cigarettes within the indoor confines of your unit. Use your balcony area instead and close the sliding glass door so that the smoke does not invade indoor airspace and continue to be a pervasive nuisance for your neighbors.

Also, and this is critical, PLEASE do not throw cigarettes off your balcony. It burns holes in awnings, lands on your neighbors' car(s), and litters the property.



## AVISO A LOS FUMADORES DE CIGARRILLOS

*Si permite fumar cigarrillos dentro de su unidad, comprenda que afecta negativamente a sus vecinos. Es injusto que sus vecinos se expongan involuntariamente a la presencia persistente de humo de cigarrillo dentro de sus hogares.*

*No permita fumar cigarrillos dentro de los límites interiores de su unidad. En su lugar, use el área de su balcón y cierre la puerta corrediza de vidrio para que el humo no invada el espacio aéreo interior y continúe siendo una molestia generalizada para sus vecinos.*

*Además, y esto es fundamental, POR FAVOR no arroje cigarrillos desde su balcón. Quema agujeros en toldos, aterriza en el los automóviles de sus vecinos y ensucia la propiedad.*

## SUGGESTIONS WELCOME

Some of the most important community programs, improvements, and initiatives have come from residents. Did you know that the Association has a suggestion box? The wall mounted drop box next to the management office entrance is the primary receptacle for information from residents. It is checked daily and quite often suggestions are made. It is not titled "suggestion box" because it is also used to drop off payments and correspondence. We would love to hear from you. Your comments may be anonymous.



## SUGERENCIAS BIENVENIDAS

Algunos de los programas, mejoras e iniciativas comunitarias más importantes provienen de los residentes. ¿Sabías que la Asociación tiene un buzón de sugerencias? La caja de distribución montada en la pared junto a la entrada de la oficina de administración es el receptáculo principal para la información de los residentes. Se revisa a diario y con bastante frecuencia se hacen sugerencias. No se titula "buzón de sugerencias" porque también se utiliza para depositar pagos y correspondencia. Nos encantaría saber de ti. Sus comentarios pueden ser anónimos.

### BLINDS & SHADES

<b>FREE SHOP AT HOME SERVICE</b>	<b>WE BEAT ANY ESTIMATE</b> <i>BLINDS, SHADES, SHUTTERS</i>	<b>FREE MEASURING &amp; INSTALLATION</b>
----------------------------------	--	--

FAST SERVICE, LOWEST PRICES GUARANTEED!

<b>20% OFF Motorized Shades</b> <small>exp. 8/31/20 must present coupon</small>	<b>MOTORIZED SPECIALIST</b> VERTICALS REPAIRED & CLEANED SHADES REPAIRED & CLEANED	<b>WE ALSO DO REPAIRS</b> <small>VERTICAL TRACKS REPAIRED</small>
--	--	--

305-469-8162 WE SHOW UP! 25 Years in Biz

**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!**

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

**STELLARADJUSTING.COM**    2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

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.

**WAS YOUR CLAIM DENIED OR UNDERPAID?**

License #PJ75224

**PATRICKJAIMEZ PA**

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

**COLDWELL BANKER**  
**GLOBAL LUXURY**

**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	Property Website
Online Advertising	Customized Email Distribution
Social Media Posts	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.

# PET ETIQUETTE

Most people find dogs to be cute. This general fondness does not extend to their excrement and urine. Please keep your dogs under control and leashed when taking them out for "their needs." Most of the time, dogs will behave if their handlers watch over them and react quickly to any deviant behavior, such as pooping in the elevator or halls, and urinating on columns and in the common areas.



# ETIQUETA DE MASCOTAS

La mayoría de las personas encuentran que los perros son lindos. Este cariño general no se extiende a sus excrementos y orina. Mantenga a sus perros bajo control y con correa cuando los saque para "sus necesidades". La mayoría de las veces, los perros se comportan si sus cuidadores los vigilan y reaccionan rápidamente ante cualquier comportamiento desviado, como hacer caca en el ascensor o los pasillos y orinar en columnas y en las áreas comunes.

You should never leave your dog on the balcony. It will bark up a storm and disturb even the neighbors in other buildings. Lastly, we have provided doggie bags for your convenience and most people use them, however, some folks think it's ok to leave their dog's excrement lying around in the dog run. Such behavior is not becoming of our community and should not happen.

Nunca debes dejar a tu perro en el balcón. Arrancará una tormenta y molestará incluso a los vecinos de otros edificios. Por último, hemos proporcionado bolsas para perros para su conveniencia y la mayoría de las personas las usan, sin embargo, algunas personas piensan que está bien dejar los excrementos de su perro tirados en el patio de los perros. Tal comportamiento no le conviene a nuestra comunidad y no debería suceder.



**KW ELITE PROPERTIES**  
**KELLERWILLIAMS.**  
**TERI DATTILIO**  
513-470-8408  
[teridattilio@kw.com](mailto: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 Point Delvista Towers      Turnberry Isles**  
**Aventura Marina**

**AND SO MANY MORE!**

**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**



**CLERK of the MDC COURTS**

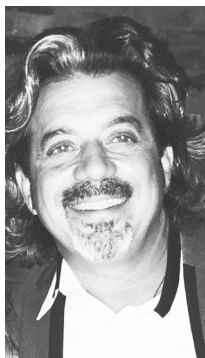
Rubin Young Candidate MDC Clerk of the Courts | POB 12896, Miami FL 33101 | 786-847-9111  
<https://voteyoungformiamidadeclerkofthecourt.com>  
[https://m.facebook.com/story.php?story\\_fbid=1012328779243559&id=100013993384234](https://m.facebook.com/story.php?story_fbid=1012328779243559&id=100013993384234)

Political Advertisement paid for and Approved by the Campaign to Elect Rubin Young Miami Dade County Clerk of the Circuit Courts

Published monthly at no cost for the Brickell Place Phase II Condo by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [www.cgnewsletters.com](http://www.cgnewsletters.com) to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

## 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.      4011 W. Flagler St.  
Surfside, FL 33154      Coral Gables, FL 33134

**(305) 866-2626**

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

## 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](mailto:Alyeska@semschrealty.com)



200 Crandon Blvd Suite 360, Key Biscayne, FL 33149

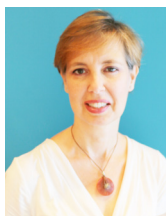
MLS SEARCH: [www.SemschRealty.com](http://www.SemschRealty.com)

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

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



**BERKSHIRE HATHAWAY**  
HomeServices  
EWM Realty



**Raquel Echevarria**  
305 300-2622  
[echevarria.r@ewm.com](mailto:echevarria.r@ewm.com)  
[www.raquel.ewm.com](http://www.raquel.ewm.com)

**Lilia V Naar PA**  
305 582-3017  
[lilnaar@gmail.com](mailto:lilnaar@gmail.com)  
[www.lilia.naar.ewm.com](http://www.lilia.naar.ewm.com)

### PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	21
UNITS SOLD (6 months)	3
AVERAGE DAYS ON MKT	90 DAYS
AVERAGE SOLD \$/SQFT	\$267/SQFT
Pending	4

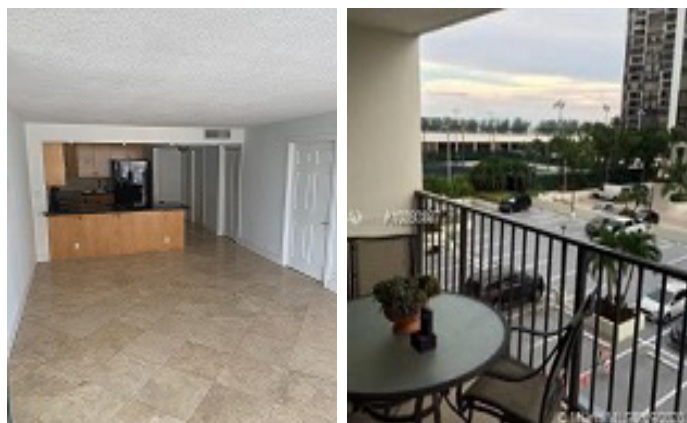
### PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	16
UNITS SOLD (6 months)	2
AVERAGE DAYS ON MKT	25
AVERAGE SOLD \$/SQFT	\$323/SQFT
Pending	1

## "HOT DEAL OF THE MONTH"

**F O R R E N T**

**Spacious & updated 1bd/1.5ba, marble floors in living area. AVAILABLE NOW**



**Great opportunity! Call us today for more information and pricing.**

**Attention Owners:** Thinking of selling your large storage/ office/studio in BP? Then please call us; we have buyers!!