BRICKELL PLACE
Phase I
Monthly Newsletter

Volume 13 Issue 3 | A Newsletter for the Residents of the Brickell Place Phase I Condominium Association | August 2019

Brickell Place Phase I Association, Inc.
1901 Brickell Ave.
Miami, Florida 33129
https://brickellplace.mybuilding.org

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Assistant Manager ..... Luz González
Admin. Assistant .... Josephine Granados
Operations Asst. ..... Elizabeth Chavez
Maintenance Sup. ..... Osmany Conde
Housekeeping Sup. .... Armando Pacheco
Valet Supervisor ..... Humberto Zelaya
Security Supervisor ..... Omar Morales

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

OFFICE HOURS

Monday - Friday ..... 8:30 am - 5:00 pm

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REMINDERS

- All service/emotional animals MUST have their leashes on at all times. Please make sure that your service/emotional pet always has their BPCA tag that will allow everyone to identify that your pet has been registered with the Management Office. Remember that there are designated areas to take your service/emotional pet to walk and we highly enforce all pet owners to follow through in order to respect all the other Owners/Tenants.
- It is mandatory for all children under 3 years old to always have their pool diapers on while being in the pool area at all times. Also, there are NO infants (Children under 12 months) allowed in the pool and children must be with their parent or legal guardian at all times.
- If any residents have any boxes for recycling, you MUST contact housekeeping or the TV room in order for our housekeeping staff to pick up all recycling items!
- Please DO NOT leave garbage or construction debris in the parking area/garage as it is considered a hazard and violation.

ONGOING PROJECTS

South Parking Slab

Bengoa Construction finished pouring the concrete for the slab repair on July 23. The area affected will back in service on August 21, as concrete reached correct strength. We will keep you informed once the area is open and you can start parking your vehicles in the designated parking spots.

Soffit Area

Coast to Coast General Contractors have already secured the affected area of the 4-building corner. They will commence this week and will be working from 8:00 am to 5:00 pm. We will inform on progress and completion dates.

Window Re-Caulking Mitigation Project

Florida's Choice Contracting is ready to commence with re-sealing the windows with water intrusion. They are mobilizing next week on August 19, 2019 and will start Tower 'A' of the east side. We will inform on progress and completion dates.

Townhouses gardens drainage redesign

Plans for the new drainage design, to avoid water to drain into the bay, have been

Continued on page 2

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Projects *(cont. from page 1)*

finalized and are being submitted by SMK Consultants (Ari Risher). Several Contractors have been contacted and are being vetted.

40-Year Certification

ACG Engineering has updated the Scope of Work and sent it to the General Contractors bidding for the project and The City of Miami. The Association met with City officials last week to discuss and update. Regular Construction Meetings began last week and will be held every Wednesday.

Beautification – Lobby - Project

Project is ongoing. New carpets have been placed in the lobbies of both towers. Plants and other decorations have been ordered.

Gym Renovation

Socoga Construction is submitting the gym plans at the City of Miami Building Department and applying for the permit. Contractors' bids are being received and companies are being vetted. Summary of the project and floor plan have been posted in the gym.

Tennis Courts Renovation

Plans are being finalized and potential contractors are being interviewed.

Planters Area by Visitor Parking/Valley Parking

Our maintenance department has begun work on the planters by fixing the water proofing and replacing the cracked planters.

Cooling Towers (Building A & B)

The Board of Directors have approved installing and repairing of the cooling towers in both buildings for Phase I. Work will begin the week of August 26, 2019.

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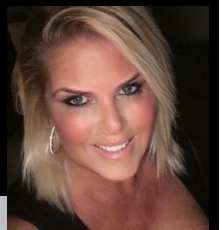

Sold! Delvista Towers 2/2 in under 4 months!

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School Daze

School is back in session in August please use caution while driving!

A new teacher was trying to make use of her psychology courses. She started her class by saying, "Everyone who thinks you're stupid, stand up!" After a few seconds, Little Johnny stood up. The teacher said, "Do you think you're stupid, Little Johnny?" "No, ma'am, but I hate to see you standing there all by yourself!"

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PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	31
UNITS SOLD (6 months)	9 + 4 pending
AVERAGE DAYS ON MKT	132 DAYS
AVERAGE SOLD $/SQFT	**$281/SQFT**

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	10
UNITS SOLD (6 months)	1
AVERAGE DAYS ON MKT	7 DAYS
AVERAGE SOLD $/SQFT	**$323/SQFT**

FOR SALE - 31 UNITS

Bedrooms	Total Units	Price Range
3+ 4BR	4 UNITS	$890K - $1095K
2BR	13 UNITS	$450K - $1.6M
1BR	14 UNITS	$249K - $499K

FOR RENT - 17 UNITS

Bedrooms	Total Units	Price Range
3BR	2 UNITS	$3900-8500
2BR	4 UNITS	$2,800 - $3,600
0+1BR	5 UNITS	$1,200 - $2,200

SOLD RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1203	1/1/1	$335,000	$325,000	Mar-19
A1001	2/2	$490,000	$450,000	Jun-19
A1205	1/1/1	$318,000	$312,000	Mar-19
B1512	2/2	$410,000	$410,000	Jun-19
B511	1/1	$374,000	$355,000	Jun-19
B502	1/1/1	$254,000	$254,000	Apr-19
B2409	3/3	$689,900	Pending	Apr-19
B1514	2/2	$575,000	Pending	Jul-19
B1803	1/1/1	$269,000	Pending	Jul-19