



# BRICKELL PLACE

## Phase I

### Monthly Newsletter

Volume 14 Issue 6

A Newsletter for the Residents of the Brickell Place Phase I Condominium Association

December 2020

#### BRICKELL PLACE PHASE I ASSOCIATION, INC.

1901 Brickell Ave., Miami, FL 33129  
<https://brickellplace.buildinglink.com>

#### ASSOCIATION OFFICERS

**President** ..... George Shortt  
**Vice President** ..... Luis Blasini  
**Treasurer** ..... Carlos Vaitman  
**Secretary** ..... Pedro Gonzalez  
**Director** ..... Alexandra Lange Cortes

#### PROPERTY STAFF

**Gen. Manager** .... Gonzalo Iribarren, LCAM  
**Assistant Manager** ..... Luz González  
**Admin. Assistant** ..... Roxana Fuentes  
**Building Engineer** ..... Laura Conejos  
**Operations Asst.** ..... Elizabeth Chavez  
**Housekeeping Sup.** .... Armando Pacheco  
**Valet Supervisor** ..... Humberto Zelaya  
**Security Supervisor** ..... Jesús Torres

#### 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  
                    admin@brickellplace.net  
                    office@brickellplace.net  
BuildingEngineer@brickellplace.net  
operations@brickellplace.net

#### OFFICE HOURS

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

**DISCLAIMER:** The Brickell Place Condominium board of directors and Newsletter editors assume no responsibility for the advertisements in this newsletter. The newsletter publication by Coastal Group Publications, is free for the association and is funded by the advertisements. Brickell Place Condo in no way endorses or has any relationship with the vendors advertising in the newsletter. Furthermore, the editorial content of the newsletter expresses the view of the authors, which may occasionally differ from the view of a majority of the board of directors. The information provided in the newsletter may be subject to errors and omissions and should be verified by the readers before taking action.



**TIS' THE SEASON TO BE JOLLY**

*The Holiday spirit certainly has all of us here on the Brickell Place I staff feeling pretty happy and jolly. Here's hoping the spirit has caught you as well. From all of us to all of you, have a very Happy Holiday season and a Happy New Year.*

*WE WISH YOU -HAPPY- Holidays -AND- A GREAT NEW YEAR*

## BRIE PUFF PASTRY

Enjoy a Brie Puff Pastry before your Holiday Dinner this year

**Ingredients:**

- 1 round (13.2 oz) Brie Cheese
- ½ cup crumbled blue cheese
- 1 sheet frozen puff pastry, thawed
- ¼ cup apricot jam
- ½ cup slivered almonds, toasted
- 1 large egg, lightly beaten
- Assorted crackers of your choice



- 1) Pre-heat oven to 400 degrees. Cut Brie horizontally in half. Sprinkle bottom half with blue cheese; replace top.
- 2) On a lightly floured surface, roll pastry into a 14-in. square. Trim corners to make a circle. Spoon jam onto center of pastry; sprinkle with almonds. Top with Brie.
- 3) Lightly brush edges of pastry with beaten egg. Fold pastry over cheese, pinching edges to seal; trim excess pastry as desired.
- 4) Transfer to an ungreased baking sheet, seam side down. Brush pastry with beaten egg. Bake until golden brown, 20-25 minutes.
- 5) Immediately remove from pan to a serving plate; let stand 45 minutes before serving. Serve with crackers.

### 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



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.

**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 Turnberry Isles**  
**Point Delvista Towers Aventura Marina**  
**AND SO MANY MORE!**

**SOLD IN 3 DAYS!**



**I CAN SELL YOURS TOO, ASK ME HOW!**

Published monthly at no cost for the Brickell Place Phase I Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to ADVERTISE in one of our newsletters or to get AFREE newsletter for your property.

## Recipe for Latkes

- 4 medium potatoes
- 1 medium onion
- 2 eggs
- 3/4 cup matzah meal (flour or bread crumbs can be substituted)
- salt and black pepper to taste
- vegetable oil

Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually while mixing until the batter is doughy, not too dry. (you may not need the whole amount, depending on how well you drained the veggies). Add a few dashes of salt and black pepper (don't taste the batter - it's really gross!). Don't worry if the batter turns a little orange, that will go away when it fries.

Heat about 1/2 inch of oil to a medium heat. Form the batter into thin patties about the size of your palm. Fry batter in oil. Be patient: this takes time, and too much flipping will burn the outside without cooking the inside. Flip when the bottom is golden brown.

Place finished latkes on paper towels to drain. Eat hot with sour cream or applesauce. They reheat OK in a microwave, but not in an oven unless you cook them just right. If you'd like to try something a little different, add some bell peppers, parsley, carrots, celery, or other vegetables to the batter to make veggie latkes!





PATRICKJAIMEZ PA

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

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

**www.patrickjaimez.com**

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

Online Advertising

Social Media Posts

Property Website

Customized Email Distribution

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.**



**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!**

**STELLARADJUSTING.COM**

**WAS YOUR CLAIM DENIED OR UNDERPAID?**

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

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.

## BLINDS & SHADES

**FREE SHOP AT HOME SERVICE**

**WE BEAT ANY ESTIMATE**  
*BLINDS, SHADES, SHUTTERS*

**FREE MEASURING & INSTALLATION**

FAST SERVICE, LOWEST PRICES GUARANTEED!

**20% OFF Motorized Shades**  
 exp. 2/28/21  
 must present coupon

### MOTORIZED SPECIALIST

VERTICALS REPAIRED & CLEANED  
 SHADES REPAIRED & CLEANED

**WE ALSO DO REPAIRS**  
 VERTICAL BRACKETS REPAIRED

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



## ALEXANDRA MUNOZ

Owner & Head Trainer

PERSONAL & GROUP FITNESS TRAINING  
 MIAMI, FL - ZOOM AVAILABLE  
 ALL FITNESS LEVELS WELCOME  
 PLEASE CONTACT ME FOR RATES & AVAILABILITY

LET'S CONNECT!

(786) 564-3226

Alexandrabmunoz365@gmail.com

@365Abundance

Facebook.com/365abundance

## 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/>

## 45 DAY LISTING AGREEMENT!

WERC  
realty

**Fernando Rizzo**  
352-256-2203

"Work with a Professional"



Let's ZOOM!



My urgency is to \$ell your home!

I GET PAID WHEN YOU GET PAID

[Fernando@RizzoTheRealtor.com](mailto:Fernando@RizzoTheRealtor.com)



**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)

## HAPPY HOLIDAYS TO ALL BRICKELL PLACE RESIDENTS!

### FOR SALE - 24 UNITS

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

### FOR RENT - 15 UNITS

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

### CLOSED RECENTLY ( Last 90 days)

Unit #	BR/BA	List Price	Sold Price	Closed
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