



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 13 Issue 1

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

July 2019

Brickell Place Phase I Association, Inc.

1901 Brickell Ave.

Miami, Florida 33129

<https://brickellplace.mybuilding.org>

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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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Hurricane Season is here. Are you prepared? AFTER THE STORM

In General

- Stay tuned to local radio for information.
- Help injured or trapped persons.
- Return only after authorities advise its safe.
- Avoid dangling power lines & report them immediately to FP&L, police, or fire dept.
- Beware of snakes, insects, & animals driven to higher ground by floodwater.
- Take pictures of the damage, both to the house and its contents for insurance claims.
- Drive only if absolutely necessary and avoid flooded roads.
- Use telephone only for emergency calls.

Insurance & Claims

Report property damage to your insurance agent immediately. Your agent should provide you with claim forms and arrange for an insurance adjuster to visit your property and assess the damage. Make emergency repairs and document them. Keep all receipts and take photographs of the damages, before and after emergency repairs, to submit with your claim. Take precautions if the damages require you to leave your home. Secure your property. Remove valuable items. Lock windows and doors. Contact your insurance agent and leave a phone number where you can be reached.

No Water

The following are three purification methods, all of which kill microbes:

- **BOILING** is the safest way to purify water. Boil for 10 minutes.
- **CHLORINATION** uses pure, unscented, liquid chlorine bleach to kill microorganisms in water. Add 2 drops of bleach per quart of water, stir and let stand for 30 minutes.
- **PURIFICATION TABLETS** re-lease chlorine and iodine into the water. They are available at most sporting goods stores and some drug stores. Follow the package directions.

Consumer Protection Tips

Home repairs after a disaster may be the most stressful time for a consumer. The following tips will assist you in identifying unlicensed contractors and con artists:

- Be extremely cautious of anyone coming to your home uninvited and offering to do home repairs.
- Insist on obtaining a written estimate or contract.
- Be sure the contract or business card has an address, telephone number and license numbers.
- Ask for references and check them out.
- Don't be pressured into making a quick decision.
- Insist on start and completion dates in the contract, and do not pay the final balance until the work is completed to your satisfaction.

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Trivia Quiz

I Scream, You Scream

July is National Ice Cream Month. How much do you know about America's favorite dessert? Test your ice cream knowledge!

1. What state is the nation's largest producer of ice cream?
2. What are the top three flavors sold in the US?
3. In terms of exports, where does the US send the most ice cream?
4. How many pounds of whole milk does it take to make one gallon of ice cream?
5. On which day of the week is the most ice cream sold?
6. Where are most of the vanilla beans used for ice cream grown?
7. True or False? Super-premium and premium ice cream represents over 50 percent of the total dollar sales of ice cream.
8. Which US city is the top seller of ice cream?
9. Only weeks after the stock market crash of 1929, the founders of Edy's Grand Ice Cream made a batch of ice cream by adding ingredients used as sundaes toppings to chocolate ice cream. The name of their creation described both the flavor and was a comment on the time. What is this ice cream?
10. According to a survey conducted by Opinion Research Corporation, 13 percent of all men love their ice cream so much that they what?

Answers

1. California.
2. Vanilla, chocolate, and Neapolitan.
3. Japan.
4. Twelve.
5. Sunday.
6. Madagascar.
7. True.
8. Portland, Oregon.
9. Rocky Road.
10. Lick the bowl.





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Thunderstorm Safety

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:



- If you can hear thunder, you're close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.

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Greek Orzo Salad

Ingredients

- 1 1/2 cups uncooked orzo pasta
- 2 (6 ounce) cans marinated artichoke hearts
- 1 tomato, seeded and chopped
- 1 cucumber, seeded and chopped
- 1 red onion, chopped
- 1 cup crumbled feta cheese
- 1 (2 ounce) can black olives, drained
- 1/4 cup chopped fresh parsley
- 1 tablespoon lemon juice
- 1/2 teaspoon dried oregano
- 1/2 teaspoon lemon pepper

Directions

1. Bring a large pot of lightly salted water to a boil. Add pasta and cook for 8 to 10 minutes or until al dente; drain. Drain artichoke hearts, reserving liquid.
2. In large bowl combine pasta, artichoke hearts, tomato, cucumber, onion, feta, olives, parsley, lemon juice, oregano and lemon pepper. Toss and chill for 1 hour in refrigerator.
3. Just before serving, drizzle reserved artichoke marinade over salad.



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

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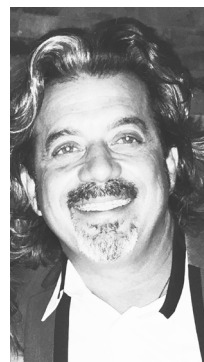
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DID YOU KNOW:? A Look at U.S. Flag Trivia

- Betsy Ross was reportedly able to create a 5-pointed star from a single sheet of paper with one cut.
- The first U.S. flag had 13 stars, representing the 13 original colonies. The second flag had 15 stars, as more states entered the union. Often states came in groups, so there were no U.S. flags with 14, 16, 17, 18, 19, 22, 39, 40, 41, 42, or 47 stars.
- New U.S. flags can be introduced only on the Fourth of July.
- No U.S. flag ever becomes obsolete. Each of the 27 flags are still legal U.S. flags and may be flown at any time.




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Raquel Echevarria
 305 300-2622
 echevarria.r@ewm.com

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FOR SALE - 34 UNITS

Bedrooms	Total Units	Price Range
3BR	3 UNITS	\$749K - \$998K
2BR	16 UNITS	\$450K - \$1.6M
1BR	15 UNITS	\$250K - \$499K

FOR RENT - 17 UNITS

Bedrooms	Total Units	Price Range
3BR	1 UNITS	\$4,100
2BR	6 UNITS	\$2,700 - \$3,600
1BR	10 UNITS	\$1,650 - \$2,200

SOLD MOST RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1205	1/1/1	\$318,000	\$312,000	Mar-19
A1001	2/2	\$490,000	\$450,000	Jun-19
A2003	1/1/1	\$288,000	\$273,000	Apr-19
BPhX	2/3	\$900,000	\$850,000	Mar-19
B502	1/1	\$254,000	\$254,000	Apr-19
B2304	1/1/1	\$270,000	\$255,000	Apr-19
B511	2/2	\$374,000	\$355,000	Jun-19
B1512	2/2	\$410,000	\$410,000	Jun-19
C1610	2/2	\$449,000	\$425,000	Mar-19

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	23
UNITS SOLD (6 months)	10
AVERAGE DAYS ON MKT	127 DAYS
AVERAGE SOLD \$/SQFT	\$292/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	12
UNITS SOLD (6 months)	2
AVERAGE DAYS ON MKT	95 DAYS
AVERAGE SOLD \$/SQFT	\$305/SQFT



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