



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 14 Issue 2

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

July 2020

Brickell Place Phase I Association, Inc.

1901 Brickell Ave.

Miami, Florida 33129

<https://brickellplace.buildinglink.com>

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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

OFFICE HOURS

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


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STOP!

Face mask is obligatory in common areas



Máscara es obligatoria en áreas comunes



Don't forget to fill out your Census forms ~
Deadline is now August 15, 2020

! From FPL - Protect Yourself from Scams, Fraud, & Impostors

Warning: Scammers are aggressively targeting utility company customers across Florida and the rest of the country using sophisticated tactics to pocket quick cash. We continue to help provide our customers information on the most commonly used scams and how you can protect yourself by partnering with more than 100 utility companies across the country and sharing the latest scam-related information.

SOME OF THE MOST COMMON SCAMS INCLUDE:

- The caller **pretends** to be a Florida Power & Light Company (FPL) employee and insists your account is delinquent. Caller ID may even falsely display our number and appear to be FPL.
- The caller **threatens** to turn off power to your home or business within an hour if payment isn't made immediately and may even claim a truck is on the way.
- The caller **demand**s immediate payment only with a prepaid card or wire transfer and provides a call back number that mimics our customer service line.

FPL WILL NEVER:

- Demand immediate payment with a prepaid card or wire transfer to avoid service disconnection.

IF THIS HAPPENS TO YOU, TAKE ACTION

- Suspicious caller – **Hang up**
- Suspicious text or email – **Delete it**
- A visitor without official FPL identification – **Shut the door**
- Ask for personal information, such as account numbers or your Social Security number, unless you call us – in which case we will ask questions to confirm you are the account holder.

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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Greek Orzo Salad

- 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
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.





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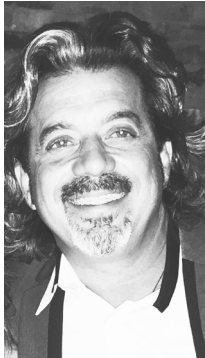
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FOR SALE - 31 UNITS

Bedrooms	Total Units	Price Range
3BR+	3 UNITS	\$805K - \$1.1M
2BR	16 UNITS	\$440K - \$1.7M
1BR	12 UNITS	\$315K - \$379K

FOR RENT - 10 UNITS

Bedrooms	Total Units	Price Range
3BR	3 UNITS	\$3,800-\$5,000
2BR	3 UNITS	\$2,700 - \$5,250
1BR	10 UNITS	\$1,750 - \$2,250

CLOSED RECENTLY (Last 90 days)

Unit #	BR/BA	List Price	Sold Price	Closed
A1614	2/2	\$485,000	\$475,000	Mar-20
B2210	1/1/1	\$314,000	\$260,000	Mar-20
B814	2/2	\$465,000	\$430,000	Jul-20
B2409	3/3	\$689,900	\$600,000	Apr-20
D1213	2/2	\$509,000	\$460,000	May-20
D1712	2/2	\$575,000	\$518,275	May-20
D1602-1603	3/2/1	\$619,000	\$557,500	Apr-20
DPH10	3/3	\$849,000	\$844,000	Mar-20

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	22
UNITS SOLD (6 months)	4
AVERAGE DAYS ON MKT	123 DAYS
AVERAGE SOLD \$/SQFT	\$294/SQFT
Pending	2

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	9
UNITS SOLD (6 months)	4
AVERAGE DAYS ON MKT	266
AVERAGE SOLD \$/SQFT	\$326/SQFT
Pending	2