



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 13 Issue 12

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

May 2020

Brickell Place Phase I Association, Inc.

1901 Brickell Ave.

Miami, Florida 33129

<https://brickellplace.mybuilding.org>

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

Operations Asst. Elizabeth Chavez

Maintenance Sup. Osmany Conde

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 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 Amajority 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.

WE HOPE EVERYONE HAD A



FLORIDA POWER & LIGHT (FPL) WILL LOWER CUSTOMER BILLS IN MAY

In response to the COVID-19 pandemic, beginning May 1, FPL plans to issue a one-time decrease of nearly 25% for the typical residential customer electric bill as a result of lower fuel costs. Business owners will also see a decrease in their bills, dependent by rate class. Customers can look for a decrease in their bill after May 1, 2020.

To further assist customers, FPL is also implementing the same policies that it does during crises and has suspended electrical disconnections, is providing payment extensions and is waiving late payment fees for customers in a hardship situation. All of these policies will remain in effect while Florida is under a state of emergency.

If you are having difficulty paying your monthly bill, you can contact FPL directly at 1-800-226-3545 and they will work with your personal situation to come up with a solution to ensure that you can fulfill your personal responsibility for your FPL balance.

For more information, visit www.fpl.com/coronavirus.html

Hurricane Season is Fast Approaching. Are you prepared?

HURRICANE SEASON = JUNE 1 TO NOVEMBER 30

Hurricane preparedness is a natural part of living in Miami-Dade County. Below are some key tips to include in your personal hurricane plan. Make sure everyone in your household knows what they are supposed to do.

Have disaster supplies on hand.

- Flashlight and extra batteries
- Portable, battery-operated radio and extra batteries
- First aid kit and manual
- Emergency food and water
- Non-electric can opener
- Essential medicines
- Cash and credit cards

Check your insurance coverage and be sure it includes replacement coverage, especially for renters.

Evacuation Plans:

- **Rehearse your evacuation plan** with your household and leave extra time for traffic.
- If you live in an evacuation zone, make plans to move inland to a friend or family member’s home.
- If you are electrically dependent you should evacuate for any category of tropical storm or hurricane.
- Residents who may need assistance evacuating from disaster should register for the Emergency Evacuation Assistance Program by calling the Office of Emergency Management at (305) 513-7700 to receive an application. Applications are available in Creole, English and Spanish and can be downloaded from the OEM website: <http://www.co.miami-dade.fl.us/oem>.

Communications:

- **Assign** someone in your home the job of a checking the weather everyday during Hurricane Season.
- **Develop an emergency communication plan.** In case family members are separated from one another during a disaster (a real possibility during the day when adults are at work and children are at school), have a plan for getting back together.
- **Ask an out-of-state relative or friend to serve as the “family contact.”** After a disaster, it’s often easier to call long distance. Make sure everyone in the family knows the name, address, & phone number of the contact person.

Pets:

Evacuation Centers will only accept service animals for people with disabilities. Make plans to board your pets with friends or at an inland pet shelter.

Water Is Life:

- The most important part of your hurricane kit is water. Have 1 gallon per person per day.
- Your water heater can store several gallons of fresh water to use if there is no water pressure, especially in high-rise buildings.

Protect your windows:

Permanent shutters are the best protection. A lower-cost approach is to put up plywood panels. Use 1/2-inch plywood cut to fit each window. Remember to mark which board fits which window. Do this long before the storm.

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

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

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

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 to ADVERTISE in one of our newsletters or to get AFREE newsletter for your property.

National Hamburger Day -- May 28

Hamburgers are America's favorite sandwich. What would a Memorial Day, or Fourth of July picnic be without the very American hamburger? So, it only fitting that we have a special day to celebrate our cherished burgers.

Hamburgers are American in origin. However, there is much controversy as to whether Hamburgers were first created in the 19th or the 20th century. We won't fret over when they were first created. We'll just savor the flavor.

Have it your way. You can cook them indoors on a frying pan. Add your favorite fixings. Cheese is all but a must. Then, there's lettuce, tomatoes, pickles, onions, bacon, and so much more. And, don't forget the condiments. Mustard, ketchup, and relish are the favorites.

The World's Largest Burger: On September 2, 2012, the Black Bear Casino Resort in Carlton, Minnesota cooked the world's largest hamburger at 2,014 pounds. That's the equivalent of 8,056 Quarter Pounders!




THE HOME TEAM
OF
FREEDOM MORTGAGE
NY | NJ | PA | FL | MD | NC



HOME OWNERSHIP STARTS HERE.

Call Martha Today and Learn More About Home Financing

Martha G Jerez Loan Officer | NMLS# 1655493
786-804-8684

Martha.Jerez@FreedomMortgage.com
FreedomMortgage.com/Martha-Jerez

Licensed in Florida



2000 Ponce De Leon Boulevard, Suite 103, Coral Gables, FL 33134. Branch NMLS# 1405941 Freedom Mortgage Corporation, NMLS# 2767 (www.nmlsconsumeraccess.org), 907 Pleasant Valley Avenue, Suite 3, Mount Laurel, NJ 08054, 800-220-3333, is licensed in 50 states, Puerto Rico and the Virgin Islands. For complete licensing information, visit www.freedommortgage.com/state-licensing. Equal Housing Opportunity. © 2019 Freedom Mortgage Corporation. All rights reserved. RT1222(0819)_3.75x1.75



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

WAS YOUR CLAIM DENIED OR UNDERPAID?

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** | **FREE MEASURING & INSTALLATION**
BLINDS, SHADES, SHUTTERS

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades exp. 8/31/20 must present coupon

MOTORIZED SPECIALIST
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

WE ALSO DO REPAIRS
VERTICAL TRACKS REPAIRED

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

LIFESTYLE INTERNATIONAL REALTY

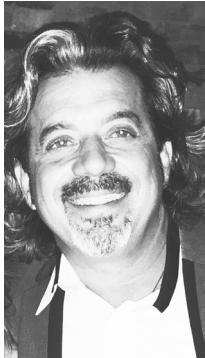
Fernando A. Rizzo, MBA
REALTOR®

(352) 256-2203
Fernando@RizzoTheRealtor.com

"Work with a Professional"

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/>

Explore Brickell Place Sales and Availability.

SIMPLY VISIT:

BrickellPlaceRealtor.com

Information at your fingertips



Local specialist and 30-year
Brickell Place resident.

Jose Luis Pere

Real Estate Advisor
JoseLuis@JLPere.com
305.588.6498

COMPASS

Not intended to solicit currently listed property. © Compass Florida, LLC. Equal Housing Opportunity. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Compass makes no warranty or representation as to the accuracy thereof. All property information is presented



**BERKSHIRE
HATHAWAY**
HomeServices
EWM Realty



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

Lilia V Naar PA
305 582-3017
lilnaar@gmail.com
www.lilia.naar.ewm.com

STAY SAFE, HEALTHY AND POSITIVE

FOR SALE - 29 UNITS

Bedrooms	Total Units	Price Range
3BR / 4BR	4 UNITS	\$805K - \$1.1M
2BR	15 UNITS	\$440K - \$1.7M
1BR	10 UNITS	\$295K - \$379K

FOR RENT - 17 UNITS

Bedrooms	Total Units	Price Range
3BR/4BR	3 UNIT	\$3,990-\$6,000
2BR	2 UNIT	\$4,000-\$5,250
1BR	12 UNITS	\$1,800 - \$2,500

SOLD RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1614	2/2	\$485,000	\$475,000	Mar-20
B2409	3/3	\$689,000	\$600,000	Apr-20
B2110	1/1/1	\$319,000	\$313,000	Feb-20
B2210	1/1/1	\$314,000	\$260,000	Mar-20
C804-805	2/2/1	\$490,000	\$450,000	Mar-20
DPH10	3/3	\$849,000	\$844,000	Mar-20
D1602-1603	3/2/1	\$619,000	\$557,500	Apr-20
D1712	2/2	\$575,000	\$518,275	May-20
D1213	2/2	\$509,000	\$460,000	May-20

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	20
UNITS SOLD (6 months)	5
AVERAGE DAYS ON MKT	84 DAYS
AVERAGE SOLD \$/SQFT	\$274/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	9
UNITS SOLD (6 months)	6
AVERAGE DAYS ON MKT	192
AVERAGE SOLD \$/SQFT	\$326/SQFT