



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 13 Issue 6

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

November 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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Happy Thanksgiving

The Brickell Place I board and management would like to offer our best wishes for a juicy turkey, a splendid gathering of friends and family, and triumphant victories for your favorite football teams this Thanksgiving Day.

We hope you have the happiest of Thanksgivings.

Friendly Reminder to all

PARENT/GUARDIAN(S) OF BPCA I

We would like to remind all parents/guardians to please follow the rules and regulations regarding the children living in Brickell Place. These rules were made for your children's safety and to be mindful of all neighbors around you. Listed below are the children rules according to BPCA Condo Docs:



- No children under the age of 17 are permitted to occupy an apartment unless their parents or other adult is in residence at the same time.
- Children are not permitted to play in lobbies, stairwells, elevators or other public places nor shall they interfere in any way with the quiet and comfort of other OWNERS or guests.
- Children under 18 are not permitted in the billiard room, unless accompanied by an adult who accepts full liability and responsibility for their actions.

Ice Cream Pumpkin Pie

INGREDIENTS:

- 1 package (9 ounces) prepared graham cracker pie crust
- 1 pint vanilla ice cream softened
- 1 can (16 ounces) pumpkin
- 1 cup whipped cream
- 3/4 cup sugar
- 2 teaspoons pumpkin pie spice
- 1/2 teaspoon salt



INSTRUCTIONS:

Fill piecrust with ice cream; freeze until solid. In medium bowl, combine pumpkin, whipped cream, sugar, pumpkin pie spice and salt. Spoon mixture over frozen layer of ice cream in crust; freeze until solid. To serve, remove pie from freezer and place in refrigerator one hour before serving. Slice and serve with additional whipped cream, if desired. Cooking tip: Frozen non-fat yogurt and fat-free whipped topping may be used in place of ice cream and whipped cream.

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Fabio Masato

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Leftover Turkey Pot Pie

A perfect way to use leftover turkey. This pie tastes yummy, and will feed up to eight hungry people.

INGREDIENTS

- 1 recipe pastry for a (10 inch) double crust pie
- 4 tablespoons butter, divided
- 1 small onion, minced
- 2 stalks celery, chopped
- 2 carrots, diced
- 3 tablespoons dried parsley



- 1 teaspoon dried oregano
- salt and pepper to taste
- 2 cubes chicken bouillon
- 2 cups water
- 3 potatoes, peeled and cubed
- 1 1/2 cups cubed cooked turkey
- 3 tablespoons all-purpose flour
- 1/2 cup milk

DIRECTIONS

Preheat oven to 425 degrees F. Roll out bottom pie crust, press into a 10 inch pie pan, and set aside. Melt 2 tablespoons butter in a large skillet over medium heat; add the onion, celery, carrots, parsley, oregano, and salt and pepper. Cook and stir until the vegetables are soft. Stir in the bouillon and water. Bring mixture to a boil. Stir in the potatoes, and cook until tender but still firm. In a medium saucepan, melt the remaining 2 tablespoons butter. Stir in the turkey and flour. Add the milk, and heat through. Stir the turkey mixture into the vegetable mixture, and cook until thickened. Cool slightly, then pour mixture into the unbaked pie shell. Roll out the top crust, and place on top of filling. Flute edges, and make 4 slits in the top crust to let out steam. Bake in the preheated oven for 15 minutes. Reduce oven temperature to 350 degrees F (175 degrees C), and continue baking for 20 minutes, or until crust is golden brown.

BRICKELL PLACE CONDO

Sold within past 4 Months

Apt #	Bed	Bath	Sq Ft	Sold Price
A-1865	1	1.5	868	\$225,000.00
B-1803	1	1.5	1,064	\$250,000.00
B-2101	2	2	1,661	\$500,000.00
B-1514	2	2	1,723	\$523,000.00
D-802	1	1.5	1,007	\$300,000.00
214	1	1.5	640	\$166,000.00



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**Brickell Place Resident for over 25 years-
EXPERTISE COUNTS!**

FOR SALE - 25 UNITS

<u>Bedrooms</u>	<u>Total Units</u>	<u>Price Range</u>
3BR	4 UNITS	\$699K - \$999K
2BR	13 UNITS	\$450K - \$1.5M
1BR	8 UNITS	\$325K - \$378K

FOR RENT - 17 UNITS

<u>Bedrooms</u>	<u>Total Units</u>	<u>Price Range</u>
3BR	2 UNITS	\$4,200 - \$5,750
2BR	5 UNITS	\$2,700 - \$3,300
1BR	10 UNITS	\$1,750 - \$2,300

SOLD RECENTLY

<u>Unit #</u>	<u>BR/BA</u>	<u>List Price</u>	<u>Sold Price</u>	<u>Closed</u>
A1905	1/1/1	\$245,000	\$225,000	Aug-19
A1001	2/2	\$490,000	\$450,000	Jun-19
A607	1/1/1	\$269,000	\$240,000	Jul-19
B1514	2/2	\$575,000	\$523,000	Jul-19
B2101	2/2	\$515,000	\$500,000	Sep-19
B1803	1/1/1	\$269,000	\$250,000	Aug-19
B511	2/2	\$374,000	\$355,000	Jun-19
B1512	2/2	\$410,000	\$410,000	Jun-19
D802	1/1/1	\$329,000	\$300,000	Oct-19

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	13
UNITS SOLD (6 months)	8
AVERAGE DAYS ON MKT	119 DAYS
AVERAGE SOLD \$/SQFT	\$270/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	12
UNITS SOLD (6 months)	1
AVERAGE DAYS ON MKT	95
AVERAGE SOLD \$/SQFT	\$298/SQFT