



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 14 Issue 4

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

October 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.

MAINTENANCE SERVICES INSIDE THE UNIT

Starting this October, the Maintenance Department will offer the following services to Residents:

SERVICE	PRICE (\$)	
Pipe unclog (toilet, sink, shower)	80	
A/C Unclog (not in the AC program)	50 - 60*	*different key
Tank toilet kit replacement	80	plus parts
Garbage disposal unclog	40	
Thermostat battery replacement	25	
Smoke detector battery replacement	25	
Electric switch replacement	50	plus parts
Electric outlet replacement	50	plus parts
Pipe repair under sink	50	plus parts

*different key: means that the A/C closet does not use the master key, another key must be used.

Any parts that are needed will be at resident's cost. Pipe unclog refers to pipes inside the unit which are owner responsibility (not Association).

BRICKELL PLACE MANAGEMENT





HOW CAN I FIND BREAST CANCER EARLY?

The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.

CHANGES TO LOOK FOR IN YOUR BREASTS

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other

FOR MORE INFORMATION you can visit the American Cancer Society’s breast cancer Web site at www.cancer.org/ or call 800-ACS-2345. You can also visit the Breast Cancer Network’s Web site at www.breastcancer.net.

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.



kw ELITE PROPERTIES
KELLERWILLIAMS.
TERI DATTILIO
513-470-8408
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 Delvistta 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 to ADVERTISE in one of our newsletters or to get AFREE newsletter for your property.

Don't Forget... FALL BACK

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back **one hour at 2 a.m. on November 1, 2020.**



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



PATRICKJAIMEZ PA

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



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.

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!

STELLARADJUSTING.COM

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.

License #PJ15224

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

365 ABUNDANCE
YOU ARE YOUR BEST FRIEND

ALEXANDRA MUNOZ
Owner & Head Trainer

LET'S CONNECT!

(786) 564-3226
Alexandrabmunoz365@gmail.com
@365Abundance
Facebook.com/365abundance

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

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/>

NOV. 3 VOTE RUBIN YOUNG

LET'S PUT OUR COMMUNITY FIRST

MAKE THE RIGHT DECISION EVERY VOTE HAS POWER

Punch #57

CLERK of the MDC COURTS

Rubin Young Candidate MDC Clerk of the Courts | POB 12896, Miami FL 33101 | 786-847-9111
<https://voteyoungformiamidadeclerkofthecourt.com>
https://m.facebook.com/story.php?story_fbid=1012328779243559&id=100013993384234
 Political Advertisement paid for and Approved by the Campaign to Elect Rubin Young Miami Dade County Clerk of the Circuit Courts



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

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	15
UNITS SOLD (3 months)	6
AVERAGE DAYS ON MKT	87 DAYS
Pending	2

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	10
UNITS SOLD (6 months)	7
AVERAGE DAYS ON MKT	121
Pending	3

CLICK LINK TO ACCESS ISG Q3 MIAMI MARKET REPORT AT
<https://www.youtube.com/watch?v=83XQn8zRWmA&feature=youtu.be>

FOR SALE - 29 UNITS

Bedrooms	Total Units	Price Range
3-4 BR	2 UNITS	\$859k-\$1100k
2BR	16 UNITS	\$440K - \$1600K
0-1 BR	11 UNITS	\$285K - \$500K

FOR RENT - 15 UNITS

Bedrooms	Total Units	Price Range
3BR	3 UNITS	\$3590-\$5000
2BR	6 UNITS	\$2750- \$5000
0-1 BR	6 UNITS	\$1750 - \$2150

CLOSED RECENTLY (Last 90 days)

Unit #	BR/BA	List Price	Sold Price	Closed
A901	2/2	\$465,000	\$432,500	Sep-20
B2004	1/1/1	\$295,000	\$270,000	Jul-20
B901	2/2	\$650,000	\$630,000	Sep-20
B814	2/2	\$465,000	\$430,000	Jul-20
BPHIII	3/3	\$800,000	\$772,500	Aug-20
C1613	2/2	\$560,000	\$550,000	Sep-20
D1213	2/2	\$509,000	\$460,000	May-20
D508	4/2/1	\$899,000	\$865,000	Apr-20
D1003	1/1/1	\$350,000	\$325,000	Aug-20