

# BRUILL PLASE I Monthly Newsletter

Volume 14 Issue 4

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

September 2020

### BRICKELL PLACE PHASE I ASSOCIATION, INC.

1901 Brickell Ave., Miami, FL 33129 https://brickellplace.buildinglink.com

#### **ASSOCIATION OFFICERS**

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Vice President.	Luis Blasini
Treasurer	Carlos Vaitman
Secretary	Pedro Gonzalez
	Alexandra Lange Cortes

#### **PROPERTY STAFF**

Gen. ManagerGonzalo Iribarren, LCAM				
Assistant Manager	Luz González			
Admin. Assistant	Roxana Fuentes			
Building Engineer	Laura Conejos			
Operations Asst	Elizabeth Chavez			
Housekeeping Sup Armando Pacheco				
Valet Supervisor				
Security Supervisor	Jesús Torres			

#### 

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Security	Option 3
	Option 4
Valet	Option 5
Maintenance.	Option 6
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#### OFFICE HOURS

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

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# OUR UPDATE OF THE 40-YEAR CERTIFICATION PROJECT IS AS FOLLOWS:

- 1. The project is at 18% completion.
- 2. We are currently on budget as compared to the original estimate of the project and contracted.
- 3. According to the schedule, the contractor is behind two weeks due to weather. We have worked a few Saturdays and may do so again, only for no-noise work.
- 4. The contractor has removed 32.75% of the railings. These railings, as required by Code, will be replaced with new ones.
- 5. We have 4 windows pending replacement for concrete restoration. The contractor will mobilize the swing stages to continue with the work and will come back again to these lines again once the window delivery date is confirmed. This is to prevent keeping the resident without a window, especially during hurricane season.
- 6. Furniture has been left on some balconies, but Management has resolved it within a few days of being informed, not delaying the work.
- 7. The contractor has started working on the level 1 garage areas and should finish in this area by 9/25/20.
- 8. Residents can expect more parking spot reassignments as the project continues.
- 9. A spreadsheet showing project advance per item is attached.



#### CDC MASK GUIDELINE UPDATE AS OF AUGUST 27, 2020

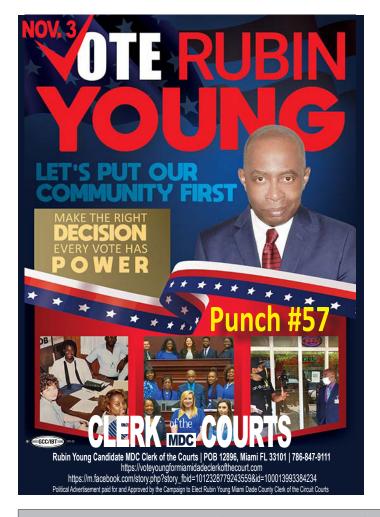
The Centers for Disease Control and Prevention (CDC) has released updated guidelines for selecting, wearing and cleaning face masks for the coronavirus pandemic. The update was released Aug. 27. The CDC continues to recommend that you wear masks in public settings "around people who don't live in your household and when you can't stay 6 feet away from others." Masks help stop the spread of COVID-19 to others, the CDC maintains.

#### Overview

- Wear masks with two or more layers to stop the spread of COVID-19
- Wear the mask over your nose and mouth and secure it under your chin
- Masks should be worn by people two years and older
- Masks should NOT be worn by children younger than two, people who have trouble breathing, or people who cannot remove the mask without assistance
- Do NOT wear masks intended for healthcare workers, for example, N95 respirators



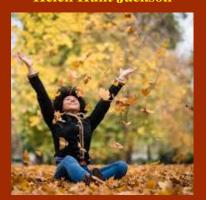






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#### September Helen Hunt Jackson



The goldenrod is yellow; The corn is turning brown; The trees in apple orchards With fruit are bending down.

The gentian's bluest fringes Are curling in the sun; In dusty pods the milkweed It's hidden silk has spun.

The sedges flaunt their harvest In every meadow nook; And asters by the brook-side Make asters in the brook.

From dewy lanes at morning The grapes' sweet odors rise; At noon the roads all flutter With yellow butterflies.

By all these lovely tokens September days are here, With summer's best of weather. and autumn's best of cheer.





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







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PHASE I	
TOTAL UNITS (A & B)	557
UNITS FOR SALE	21
UNITS SOLD (6 months)	3
AVERAGE DAYS ON MKT	90 DAYS
Pending	4

PHASE II		
TOTAL UNITS (C & D)	379	
UNITS FOR SALE	16	
UNITS SOLD (6 months)	2	
AVERAGE DAYS ON MKT	25	
Pending	1	

#### "HOT DEAL OF THE MONTH"

 $F \cap R$ 

RENT

Spacious & updated 1bd/1.5ba, marble floors in living area. AVAILABLE NOW





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**Attention Owners:** Thinking of selling your large storage/office/studio in BP? Then please call us; we have buyers!!