



THE BUGLE

at Brickell Place Phase II

A Newsletter for the Residents of Brickell Place Phase II Association, Inc.

Volume 15 Issue 10

April 2020

BP | PHASE II AI | ASE



BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129
admin@bplace2.com

ASSOCIATION OFFICERS

President Fabian Wisniacki
Vice President Lenin Sanchez
Secretary Lillian Castañeda
Treasurer Miglene Marrero
Director Rene Raffo
Director Gilberto Alvarez
Director Heinz Schultz

PROPERTY STAFF

Property Manager...Randy Suarez, LCAM
Admin. Asst..... Rebeca Font-Romero
Bookkeeping Adelayne Socarrás
Housekeeping Supervisor..Jose Marquez
Security Director..... Amet Aguilar
Asst. Security Director..... Jorge Garcia
Maintenance Sup. Raúl Gutiérrez
Maintenance Asst Laura Becerra
Plumbing Roberto Gómez
Electrical Leandro Alvarez
Air Conditioning..... Jesús Quiñones
Painting Lino Gonzalez
General..... Julian Ore
Valet Supervisor Ernesto Castro

IMPORTANT NUMBERS

Main 305-858-3891
Fax 305-858-9319
Convenience Store 305-285-0400

OFFICE HOURS

Monday - Friday 8-4:30 pm

Cooling Tower Replacement Postponement

In an overabundance of caution due to the uncertainty surrounding COVID-19 in Miami-Dade County, the cooling tower replacement is postponed until further notice. Residents will be given ample notice once there is a return to normalcy.

Reemplazo de las torres de enfriamiento

Debido a la incertidumbre causada por la crisis de COVID-19 en el Condado de Miami Dade. El reemplazo de las torres de enfriamiento se ha pospuesto hasta nuevo aviso. Estaremos informando sobre estos trabajos en cuanto volvamos a la normalidad.

Pool Deck Update

In mid-March, the Association received final approval from the Building Department. The permit has been closed, which means that the project has been completed according to the engineer's specifications and the City's requirements. As soon as the office of the Department of Health reopens, an inspection will be scheduled and the pool will finally be open for all to enjoy.

Proyecto de la piscina

A mediados de marzo, la Asociación obtuvo la aprobación final del Departamento de Construcción. Ya el permiso está otorgado, lo que significa que se ha terminado el proyecto según las especificaciones del ingeniero y los requerimientos del Departamento de Salud de la Ciudad de Miami. Debido a la situación actual, la oficina del Dpto. de Salud esta cerrada. Tan pronto se reabra, se solicitará una nueva fecha y finalmente la piscina estará disponible para los residentes.

You can now pay all Association Bills Online

We now accept online payments through a safe and secure payment portal. You will be able to make payments towards maintenance, storage, parking, or any other bill owed to the Association. Enrolling is fast and simple. To enroll in online payments, type this link in your web browser: <https://valleyfloridapay.com/#/person/find/> . If you need help, you can email billing at billing@bplace2.com.

Se pueden pagar las cuentas de la Asociación en línea

Ahora estamos aceptando pagos en línea a través de un portal seguro. Usted podrá hacer sus pagos de mantenimiento, almacenaje, estacionamiento, o cualquier otra cuenta que tenga con la Asociación. Es sencillo y rápido. Para hacer pagos en línea utilice ese enlace: <https://valleyfloridapay.com/#/person/find/> . Si necesita ayuda comuníquese con nuestro departamento de contabilidad en billing@bplace2.com.

CORONAVIRUS MEASURES

Elevator Passenger Rule

In recognition of social distancing guidelines, please do not share the elevator with another resident or staff member. Families are allowed to ride together. Don't lean on the walls or grab the rails while riding the elevators. Please step back and allow residents to exit the elevator before entering (minimum 6 feet). Please use the stairs whenever possible to help reduce elevator traffic.

No Outside Contractors

No outside contractors are allowed in the building except for emergency repairs. Emergency repairs are those that are reasonably considered to cause an imminent health or safety risk. Notify management ahead of time to allow entry. Outside contractors will be turned away unless pre-approved. Contact security if your emergency repair is after hours.

Trash Chute Rooms

The City of Miami has suspended its recycling program until further notice. The blue and green recycling bins have been removed from the disposal rooms. Please deposit all of your garbage in a tightly wrapped bag and into the trash chute. Do not leave any garbage on the floor of the disposal rooms. If you have boxes, please flatten them and place them neatly against the wall in the disposal room. Do not block the trash chute door. If you have a large volume of boxes, or

if they're too big, please call security to have them picked up at your unit.

Our housekeeping staff has been working diligently to help safeguard the community against the spread of germs by, among other things, disinfecting key areas, so please be mindful. Anything you can do to reduce the handling of garbage is greatly appreciated.

Closure of Management Office

In an attempt to limit as many face-to-face interactions as possible, the management office is closed but fully operational and executing all administrative functions.

For those not enrolled in ACH, we ask that you please drop your payment(s) in the drop-box located in front of the office. Our billing department will send you a confirmation email once your payment is processed.

If you have an administrative issue you would like to discuss, you can call or email us during regular business hours and we will gladly assist you.

For administrative issues:

admin@bplace2.com

For billing inquiries:

billing@bplace2.com

Continued on page 3



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DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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Coronavirus Measures (cont. from page 2)

For maintenance issues: mt@bplace2.com

To speak to someone, feel free to call during regular business hours: Mon-Fri from 8:00 a.m. to 4:30 p.m. (305) 858-3891

Maintenance and Work Orders

All non-emergency unit owner services are suspended for the time being. Emergency work orders—those that are reasonably considered to cause an imminent health or safety risk—will be handled as they occur by our maintenance staff.

All community up-keep, including enhanced cleaning procedures, trash removal, landscaping, common area repairs, etc. will continue as usual. If you see anything in the community that needs immediate attention, please let us know.

Closure of Recreational Areas

All recreational areas, including the party rooms, BBQ areas, pool deck, indoor and outdoor playgrounds, and tennis courts are closed until further notice.

Common Area Furniture Removal

Most common area furniture has been removed for the time being.

Temporary Suspension of Valet Service

As a protective and preventive measure in the control of coronavirus (COVID-19), valet service is temporarily suspended until further notice.

Precautionary Steps you Should Take

Please remember to practice social distancing. Wash your hands often for a minimum of 20 seconds. Refrain from touching your face with unwashed hands. Make good use of the touch-free antibacterial stations spread throughout the community. Where a mask and gloves when in public, as recommended by the CDC. And stay in your apartment if there is no need to go out.

And more importantly, let's all be good neighbors in this crisis!

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

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MEDIDAS A SEGUIR POR EL CORONAVIRUS

Elevador de pasajeros

En cumplimiento de las medidas de distanciamiento social, por favor no comparta el elevador con otro residente o empleado. Está permitido que las familias usen el elevador juntos. No se recueste en las paredes ni se sujete a los pasamanos. Antes de subir al elevador, apártese y guarde distancia para que puedan salir los que están dentro (un mínimo de 6 pies). Por favor utilice las escaleras siempre que sea posible para minimizar el tráfico en los elevadores.

No contratistas

No se permitirán contratistas en el edificio, con excepción de los que estén realizando reparaciones de emergencia. Se consideran reparaciones de emergencia aquellas que se realicen con el propósito de evitar un peligro inminente a la salud o la seguridad. Notifique a la administración con anterioridad. No se le permitirá la entrada al edificio a los contratistas que no hayan sido pre aprobados. Contacte a seguridad si su reparación de emergencia se realizará fuera de horas de oficina.

Depósito de desperdicios

La Ciudad de Miami ha suspendido su programa de reciclaje hasta nuevo aviso. Se han removido los depósitos azules y verdes de los cuartos de basura. Por favor deposite toda su basura en una sola bolsa plástica bien cerrada y láncela por el conducto. No deje ninguna basura en el piso. Si tiene cajas, por favor aplástelas y colóquelas ordenadamente contra la pared. No bloquee le puerta del conductor de basura. Si tiene cajas muy grandes, por favor contacte a seguridad para que las recojan en la puerta de su unidad.

Nuestros empleados han estado trabajando diligentemente para resguardar a la comunidad contra

gérmenes, entre otras cosas, manteniendo según ocurran. desinfectando frecuentemente las áreas comunes. Cualquier cosa que usted pueda hacer para reducir la cantidad de basura será muy apreciado. Recabamos su cooperación.

Cierre de la Oficina de Mantenimiento

Con la intención de limitar lo más posible las interacciones cara a cara, la oficina de administración está cerrada, pero funcionando a cabalidad a distancia y ejecutando todas las funciones administrativas.

Le pedimos a los titulares que no estén inscritos en ACH (sistema pagos automáticos) que depositen sus pagos en la caja situada frente a la oficina. Nuestro departamento de cobros le enviará un email de confirmación en cuanto se procese su pago.

Si tiene algún asunto administrativo que quisiera discutir con la administración, puede llamarnos por teléfono o enviarnos un correo electrónico durante las horas regulares de oficina, y con gusto le asistiremos.

Para asuntos administrativos:

admin@bplace2.com

Para cuentas y pagos:

admin@bplace2.com

Para mantenimiento:

mt@bplace2.com

Para hablar con cualquier persona en la oficina, no vacile en llamar durante horas laborables de lunes a viernes de 8:00 a.m. a 4:30 p.m. (305) 858-3891

Trabajos de mantenimiento

Todos los trabajos de mantenimiento en las unidades que no sean de emergencia han sido suspendidos hasta nuevo aviso. Los trabajos de emergencia—aquellos que de no realizarse pudieran causar un daño inminente a la salud o la seguridad-- serán resueltos por nuestro equipo de

Todos los trabajos de mantenimiento y limpieza en las áreas comunes, incluyendo procedimientos de limpieza intensivos, recogido de basura, cuidado de áreas verdes, reparaciones en las áreas comunes, etc. continuaran según acostumbrado. Si usted viera algo en la comunidad que requiera atención inmediata, por favor infórmelo a la oficina.

Cierre de las áreas comunes

Todas las áreas recreativas, incluyendo los salones de fiesta y reuniones, las áreas de BBQ, la piscina y sus alrededores, los sitios de recreo para niños, interior y exterior, y las canchas de tenis estarán cerradas hasta nuevo aviso.

Muebles de las áreas comunes

Por el momento se han removido la mayor parte de los muebles en las áreas comunes.

Suspensión temporal del servicio de valet

Como medida preventiva en el control del COVID-19 se ha suspendido temporalmente el servicio de valet, hasta nuevo aviso.

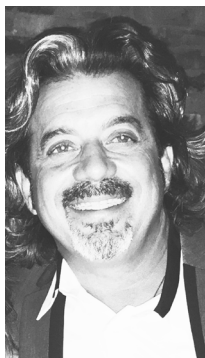
Medidas de precaución que se deben tomar

Por favor recuerde practicar el distanciamiento social. Lávese las manos a menudo por un mínimo de 20 segundos. Evite tocarse la cara sin antes lavarse las manos, use el producto antibacterial que ofrecemos gratis en las múltiples estaciones distribuidas por la propiedad. Use máscara y guantes en público, según recomienda el CDC. Y permanezca en su apartamento si no tiene necesidad de salir.

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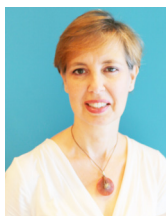
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Brickell Place Resident for over 25 years- EXPERTISE COUNTS!

FOR SALE - 25 UNITS

Bedrooms	Total Units	Price Range
3-4BR	3 UNITS	\$619K - \$999K
2BR	12 UNITS	\$450K - \$1.5M
0-1BR	8 UNITS	\$139K - \$499K

FOR RENT - 17 UNITS

Bedrooms	Total Units	Price Range
3BR	3 UNITS	\$4,200 - \$5,750
2BR	0 UNITS PS-	\$2,600 - \$2,925
1BR	8 UNITS	\$1,750 - \$2,200

SOLD RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1905	1/1/1	\$245,000	\$225,000	8/1/2019
A1101	2/2	\$449,000	\$440,000	11/19/2019
A909	3/2/1	\$798,000	\$778,000	12/23/2019
A1214	2/2	\$495,000	Pending	1/22/2020
B2409	3/3	\$689,900	Pending	4/16/2019
C804-805	2/2/1	\$490,000	Pending	12/12/2019
D1701	2/2	\$569,999	\$575,000	1/15/2020

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	13
UNITS SOLD (6 months)	8
AVERAGE DAYS ON MKT	47 DAYS
AVERAGE SOLD \$/SQFT	\$295/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	12
UNITS SOLD (6 months)	1
AVERAGE DAYS ON MKT	160
AVERAGE SOLD \$/SQFT	\$366/SQFT