



THE BUGLE

at Brickell Place Phase II

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

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BP | PHASE II AI | SE



Brickell Place Phase II Association, Inc.

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Miami, FL 33129
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ASSOCIATION OFFICERS

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Vice President Lenin Sanchez
Secretary Lillian Castañeda
Treasurer Miglene Marrero
Director Rene Raffo
Director Gilberto Alvarez

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Asst. Security Director Jorge Garcia
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Plumbing Roberto Gómez
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Air Conditioning Jesús Quiñones
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IMPORTANT NUMBERS

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OFFICE HOURS

Monday - Friday 8-4:30 pm

Engineering Tomorrow

The Board is approving the engineering of the replacement of the cooling towers and rooftops.

Cooling Towers

The cooling tower replacement specifications and bidding will take place in the coming months with the replacement of the cooling towers to coincide with the cooler winter months.

Roofing Systems

The rooftops will be completely replaced. The roof systems were expected to last until 2032. Hurricane Irma, unfortunately, cut the useful life of each roof system short. The roofs will be replaced after the summer and early fall rain season ends. The cooling towers will be replaced before the D and C roofs. The Townhouse roof system will be replaced prior to the C and D roof systems, because it is not affected by replacement of the cooling towers. In the interim, temporary repairs to the roof systems have ensured the roofs remain water tight.

Completion of these projects will create new life expectancy for critical structural components thus spreading out and reducing reserve funding requirements for the replaced assets—an outcome that will pave the way for additional value-enhancing capital improvements moving forward.

Ingeniería mañana

La Junta está en el proceso de aprobar la ingeniería del reemplazo de las torres de enfriamiento y de los techos.

Torres de enfriamiento

Las especificaciones y la subasta para el reemplazo de las torres de enfriamiento tendrán lugar en los próximos meses con ese reemplazo coincidiendo con los meses más frescos del año.

Sistemas de techos

Los techos se reemplazarán totalmente. Se esperaba que los sistemas duraran hasta el 2032, pero desafortunadamente el Huracán Irma redujo la vida útil de cada uno. Los techos se reemplazarán después del verano y una vez termine la temporada de lluvias de principios de otoño. Las torres de enfriamiento se reemplazarán antes que los techos de los edificios D y C. Los techos de los townhouses se reemplazarán antes que los sistemas de los edificios C y D porque no se afectarán por el reemplazo de las torres de enfriamiento. Mientras tanto, las reparaciones temporales a los sistemas de techos garantizan que éstos se mantendrán impermeables.

Cuando estos proyectos se hayan terminado, se habrá creado una expectativa de vida para los componentes estructurales que reducirán los requerimientos de fondos de reserva para los elementos reemplazados--un resultado que abrirá el camino para mejoras capitales adicionales.



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Forty Year Re-certification

The Board will be approving an engineering firm for the forty-year re-certification requirement in advance of the official notification from the government authorities so that the community is ready for re-certification upon notice. The process will require unit inspections by the engineers with the objective of identifying any corrective work required for re-certification. Once corrective work, if any, is completed, then the building will be re-certified. Management will notify residents and owners as the inspections are scheduled. Your cooperation is appreciated in advance.

Pool Deck Project

According to the pool contractor's construction schedule, the pool deck should be completed by early September. The swimming pools have had new concrete shells poured and water-proofed, the deck has been waterproofed, additional concrete repairs have been completed, expansion joints have been installed, additional drains have been installed, and water testing to ensure the deck is sealed is ongoing. The pool subcontractor is finalizing the plumbing work and will soon begin installation of the aggregate Pebble Tek surface and trim tiling. Summer rains have caused some delays, but the project continues to move forward with finalizing deck drain work near the town houses and will soon commence with installation of the sand set pavers in August.

Proyecto de la piscina

Según el contratista, los trabajos de los alrededores de la piscina estarán terminados a principios de septiembre. Se han impermeabilizado las nuevas paredes de concreto, al igual que las losas de los alrededores de la piscina. Se han realizado reparaciones adicionales del concreto y se han instalado nuevas juntas de expansión. Ya están instalados los desagües adicionales y se realizan pruebas para comprobar que todo esté debidamente sellado. El subcontratista de la piscina está finalizando el trabajo de plomería y pronto comenzará la instalación de la superficie Pebble Tek y las losas de los bordes. Las lluvias del verano han causado algunas demoras, pero el proyecto continúa avanzando con la terminación del trabajo en los desagües próximos a los town houses y pronto comenzará la instalación de las losas en el área.



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La certificación de los cuarenta años
 La Junta aprobará una firma de ingenieros para cumplir con los requisitos de la recertificación con antelación a la notificación oficial de las autoridades gubernamentales, para que la comunidad esté lista para la recertificación en cuanto se le notifique. El proceso requerirá la inspección de las unidades por los ingenieros con el objetivo de identificar cualquier trabajo correctivo que fuera necesario para la recertificación. Una vez completado el trabajo correctivo—si alguno—entonces el edificio podrá ser recertificado. La administración le notificará a los residentes y propietarios cuándo se realizarán las inspecciones. *Apreciamos de antemano su cooperación.*

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PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	31
UNITS SOLD (6 months)	9 + 4 pending
AVERAGE DAYS ON MKT	132 DAYS
AVERAGE SOLD \$/SQFT	\$281/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	10
UNITS SOLD (6 months)	1
AVERAGE DAYS ON MKT	7 DAYS
AVERAGE SOLD \$/SQFT	\$323/SQFT

“FOR YOU WE GO THE XTRA MILE”

FOR SALE - 31 UNITS

<u>Bedrooms</u>	<u>Total Units</u>	<u>Price Range</u>
3+ 4BR	4 UNITS	\$890K - \$1095K
2BR	13 UNITS	\$450K - \$1.6M
1BR	14 UNITS	\$249K - \$499K

FOR RENT - 17 UNITS

<u>Bedrooms</u>	<u>Total Units</u>	<u>Price Range</u>
3BR	2 UNITS	\$3900-8500
2BR	4 UNITS	\$2,800 - \$3,600
0+1BR	5 UNITS	\$1,200 - \$2,200

SOLD RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1203	1/1/1	\$335,000	\$325,000	Mar-19
A1001	2/2	\$490,000	\$450,000	Jun-19
A1205	1/1/1	\$318,000	\$312,000	Mar-19
B1512	2/2	\$410,000	\$410,000	Jun-19
B511	1/1	\$374,000	\$355,000	Jun-19
B502	1/1/1	\$254,000	\$254,000	Apr-19
B2409	3/3	\$689,900	Pending	Apr-19
B1514	2/2	\$575,000	Pending	Jul-19
B1803	1/1/1	\$269,000	Pending	Jul-19