



# THE BUGLE

## at Brickell Place Phase II

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

Volume 16 Issue 2

August 2020

### BP | PHASE II AI | SE



#### 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

#### IMPORTANT NUMBERS

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

#### OFFICE HOURS

**Monday - Friday** ..... 8-4:30 pm

### MAINTENANCE SUMMARY

- The Association's maintenance crew repaired/replaced over a dozen riser lines on the brink of causing major clogs in the system. This will help avoid costly system repairs in the future.
- The South Gate's track was replaced and new wheels added.
- Our inhouse plumber replaced the two submeters that service the cooling towers, as required by the City.
- The kayak storage area is undergoing a complete remodel. Walls are being pressure cleaned and painted, as are the floors. Concrete repairs are being made. Corroded fire sprinkler lines that service the area have been replaced. Shotty electrical has been brought to code.
- The dog run underwent a much-needed facelift. New taller pressure-treated boards were added along the edge to prevent rocks from spilling over. Tarps were removed that were aimlessly dangling. Sections of the fence were painted. The pea rock was thoroughly disinfected. A new routine maintenance plan has been put into place to keep the area clean and sanitized.
- New wall protectors were added to the service elevators in the D Building. The C building will have new pads installed soon.
- The 1st-floor walkway of the C Building is in the process of getting painted. All adjacent areas have been pressure washed and painted. New lighting will be installed in the coming months. This process will repeat itself in the D Building.
- The pool cabanas were secured to concrete bases.
- New plants have been added between Brickell Avenue and the frontage road. Now that the cooling tower project is complete, the area between the parking lot and the frontage road will also be freshly landscaped.



### RESUMEN DE MANTENIMIENTO

- *El equipo de mantenimiento de la Asociación reparó/reemplazó más de una docena de líneas ascendentes a punto de causar obstrucciones importantes en el sistema. Esto ayudará a evitar reparaciones costosas del sistema en el futuro.*
- *La pista de South Gate fue reemplazada y se agregaron nuevas ruedas.*
- *Nuestro plomero interno reemplazó los dos submedidores que dan servicio*

*Pasa a la página 2*

**Mantenimiento** (viene de la página 1)

a las torres de enfriamiento, como lo requiere la Ciudad.

- El área de almacenamiento de kayak está experimentando una remodelación completa. Las paredes se limpiaron a presión y también se pintaron, al igual que los pisos. Se están haciendo reparaciones de concreto. Las líneas de rociadores contra incendios corroídas que dan servicio al área han sido reemplazadas. Las Líneas Eléctricas han sido llevadas al código.
- El área de perro se sometió a un lavado de cara muy necesario. Se agregaron nuevas tablas más altas tratadas a presión a lo largo del borde para evitar que las rocas se derramen. Se quitaron lonas que colgaban sin rumbo. Se pintaron secciones de la cerca. Las rocas fueron completamente desinfectadas. Se ha implementado un nuevo plan de mantenimiento de rutina para mantener el área limpia y desinfectada.
- Se agregaron nuevos protectores de pared a los ascensores de servicio en el Edificio D. El edificio C tendrá nuevas almohadillas instaladas pronto.
- La pasarela del primer piso del Edificio C está en proceso de ser pintada. Todas las áreas adyacentes han sido lavadas y pintadas a presión. Se instalará nueva iluminación en los próximos meses. Este proceso se repetirá en el Edificio D.
- Las cabañas de la piscina estaban aseguradas a bases de hormigón.
- Se han agregado nuevas plantas entre Brickell Avenue y el camino frontal. Ahora que el proyecto de las torres de enfriamiento está completo, el área entre el estacionamiento y el camino frontal también estará recién ajardinada.



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## The CDC on LIVING IN SHARED HOUSING

Shared or congregate housing includes apartments, condominiums, student or faculty housing, national and state park staff housing, transitional housing, and domestic violence and abuse shelters. Shared housing residents often gather together closely for social, leisure, and recreational activities, shared dining, laundry facilities, stairwells, and elevators and may have challenges with social distancing to prevent the spread of COVID-19.

### Protect Yourself

- Social distance by staying at least 6 feet apart from others that you do not live with.
- Wear masks in public settings when around people who don't live in your household, especially when other social distance measures are difficult to maintain.
- Seek out a "buddy" in the facility who will check on you and make sure you are getting basic necessities, including food and household essentials.

### People At-Risk

- Keep up-to-date lists of medical conditions and medications, and periodically check to ensure you have a sufficient supply of your prescription and over-the-counter medications.
- Contact your healthcare provider to ask about getting extra necessary medications to have on hand for a longer period of time, or to consider using a mail-order option for medications.
- Be aware of serious symptoms of if you have underlying conditions of COVID-19 symptoms, and know who to ask for help or when to call 911.

### Know Where To Get Information

- Make sure you know how your facility is going to communicate COVID-19 information to you.

### Common Spaces

Be flexible, rules may change in common areas. Maintain 6 feet of social (physical) distance between yourself and everyone that you do not live with. This may mean there will be alternatives to activities, cancelled activities, or closed areas. If you see people in areas that are small, like stairwells and elevators, consider going one at a time.

## 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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### FOR SALE - 31 UNITS

Bedrooms	Total Units	Price Range
3BR+	2 UNITS	\$805K - \$1.1M
2BR	20 UNITS	\$440K - \$750K
1BR	9 UNITS	\$300K - \$379K

### FOR RENT - 18 UNITS

Bedrooms	Total Units	Price Range
3BR+	4 UNITS	\$3,790 - \$5,000
2BR	5 UNITS	\$2,450 - \$5,250
1BR	9 UNITS	\$1,750 - \$2,100

### CLOSED LAST 90 DAYS

Unit #	BR/BA	Sold Price
B2004	1/1	\$270,000
B814	2/2	\$430,000
D1213	2/2	\$460,000

## Sneak Peek of our new Mid-Year 2020 Market Report

INSIGHT

The \$300,000 to \$999,999 Market

A SNAPSHOT OF THE FIRST 200 DAYS OF 2020

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SINGLE-FAMILY HOMES

SINGLE-FAMILY HOMES



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Months of Supply Indicator (Under \$1 Million Markets)

BELOW 6 MONTHS - BELLER'S MARKET

6-9 MONTHS - OPTIMUM SUPPLY

OVER 9 MONTHS - BUYER'S MARKET

For a copy of the Full report, please email us at  
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