



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 | 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

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 SupervisorErnesto Castro

IMPORTANT NUMBERS

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

OFFICE HOURS

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

Happy Holidays!

The Board of Directors would like to wish everyone a Merry Christmas and a Happy Hanukkah, and may the new year bring peace, good health and prosperity to all!

Seasonal plants have been spread throughout the community and common areas have been decorated to accent this festive time of the year. Thank you for being a part of what makes Brickell Place Phase II a special place to live in.

¡Muchas felicidades!

La Junta de Directores le desea a toda la comunidad de BPPII una Feliz Navidad y unos alegres días de Hanukkah y que el nuevo año les traiga paz, salud y prosperidad.

Se han distribuido flores y plantas de la estación por toda la comunidad, y las áreas comunes se han decorado con los motivos de estas fiestas de fin de año. Gracias por ser parte de lo que hace a Brickell Place Phase II un lugar tan especial para vivir.

Cooling Tower Update

The administration has facilitated over half a dozen walkthroughs with prospective companies for the cooling tower replacement project. Barring any setbacks, December 12th was the deadline to submit bids. The Board of Directors will schedule a meeting to review the different proposals in the near future. Once a company is selected, we will update the community on the steps to follow.

Sobre las torres de enfriamiento

El personal de Administración ha acompañado a media docena de representantes de compañías que someterán licitaciones para realizar los trabajos en las torres de enfriamiento. El 12 de diciembre se recibieron las propuestas y ahora la Junta de Directores se reunirá para estudiar las distintas propuestas. En cuanto se seleccione la compañía, se lo informaremos a la comunidad.

Loan Renegotiation

In a fiscal win for the Association, the Board of Directors renegotiated the terms of the pool deck loan with Valley National Bank from 5.08% to a 3.99% fixed **without** incurring any modification fees, representing a savings of over \$100,000 throughout the life of the loan. This cost saving move was arduous, involving a lot of legwork by the Board of Directors, but we are happy to report that the effort paid off.

Renegociación del préstamo

En lo que resultó en un triunfo fiscal para la Asociación, la Junta de Directores renegoció los términos del préstamo para los trabajos del área de a piscina con el Valley National Bank, de un 5.08% de interés a un 3.99%, sin incurrir en modificación alguna en los cargos, lo que representa un ahorro de más de \$100,000 durante toda la vida del préstamo. Las negociaciones fueron árduas, por la cantidad de gestiones que la Junta de Directores tuvo que realizar, pero nos complace informarles que los esfuerzos tuvieron magníficos resultados.

A Return to Parking Normalcy

Now that the pool deck is nearing completion, the community is starting to recuperate parking spaces used for storing of equipment/materials related to the ongoing construction. Parking in the lower level garage is partially restored and the north parking lot is currently being prepped. The community



will soon return to parking normalcy, relieving the stationing conundrum it's had to endure through the duration of the pool project. Thank you all for cooperating!

De vuelta a la normalidad en el estacionamiento

Ahora que los trabajos del área de la piscina están casi terminados, la comunidad está comenzando a recuperar los espacios de estacionamiento que tuvieron que utilizarse para almacenar el equipo y los materiales relacionados con la construcción. El estacionamiento en el garaje del primer nivel ya está parcialmente restaurado y el estacionamiento del norte se está preparando. La comunidad pronto volverá a estacionar normalmente, eliminándose así los dolores de cabeza que tuvimos que soportar durante la etapa de construcción. ¡Gracias por su cooperación!

Jorge Luis
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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.

MANAGEMENT UPDATE

- The parking ramp facing the C building was pressure washed, plastered and painted
- Two domestic drain lines were replaced
- Seasonal plants were added to the planters in the front of the community
- Frontage trees were wrapped with holiday lights
- Several leaking hose spigots were replaced to reduce water consumption
- The V-shaped parapet facing the pool was plastered, waterproofed and painted.
- Paint pricing was renegotiated with vendors, leading to a substantial reduction in costs
- Benches were added to the indoor playroom
- The trash compactor in the C Building was replaced
- Security cameras were added in areas without coverage
- Over 2000 linear feet of coping was repaired and painted around the pool



LA ADMINISTRACIÓN AL DÍA

- La rampa de estacionamiento en el edificio C se lavó a presión, se empañetó y se pintó.
- Se reemplazaron dos líneas de drenaje
- Se añadieron plantas de la estación a los canteros del frente de la comunidad
- Se instaló la acostumbrada iluminación festiva de los árboles a la entrada
- Se reemplazaron varias llaves de agua que tenían salideros para reducir el consumo del líquido.
- El parapeto en forma de V al frente de la piscina se empañetó, impermeabilizó y pintó
- Se renegoció el precio de la pintura con los vendedores, lo que resultó en una reducción de costos sustancial
- Se añadieron bancos al salón de recreo infantil interior
- Se reemplazó el compactador de basura del edificio C
- Se instalaron cámaras de seguridad en las áreas que no estaban cubiertas
- Se repararon y pintaron más de 2000 pies lineares de alabardilla alrededor de la piscina



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PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	13
UNITS SOLD (6 months)	8
AVERAGE DAYS ON MKT	77 DAYS
AVERAGE SOLD \$/SQFT	\$280/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	12
UNITS SOLD (6 months)	1
AVERAGE DAYS ON MKT	95
AVERAGE SOLD \$/SQFT	\$298/SQFT

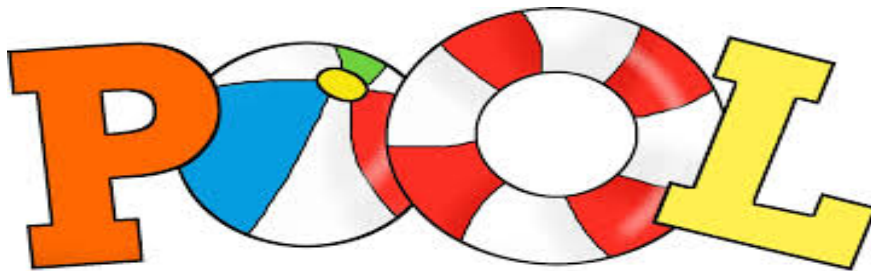


Oh, the Setbacks... (Pool Deck Update)

95% of the pool deck project is complete. The remaining 5% of construction will be wrapped up over the next couple of weeks. Setbacks are inevitable in a project of this magnitude. Rest assured that it is all in the name of getting things right. Following construction scope completion, a series of inspections by the City and Health Department will have to ensue before opening the pool to the community. Hang tight. The community's crown jewel will soon be open for all to enjoy!

Lo último sobre los trabajos del área de la piscina

El 95% del proyecto está terminado. El 5% restante se terminará en los próximos días. Los retrasos son inevitables en un proyecto de esta magnitud. Pero pueden estar seguros de que todo es para que las cosas queden bien. Después de que se termina la construcción en sí, la Ciudad de Miami y el Departamento de Salud tienen que realizar inspecciones antes de que se pueda abrir la piscina a la comunidad. Paciencia. ¡La joya de nuestra corona pronto estará disponible para nuestro disfrute!



Recipe for Latkes



- 4 medium potatoes
- 1 medium onion
- 2 eggs
- 3/4 cup matzah meal (flour or bread crumbs can be substituted)
- salt and black pepper to taste
- vegetable oil

Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually while mixing until the batter is doughy, not too dry. (you may not need the whole amount, depending on how well you drained the veggies). Add a few dashes of salt and black pepper. Heat about 1/2 inch of oil to a medium heat. Form the batter into thin patties about the size of your palm. Fry batter in oil. Be patient: this takes time, and too much flipping will burn the outside without cooking the inside. Flip when the bottom is golden brown. Place finished latkes on paper towels to drain. Eat hot with sour cream or applesauce.

If you'd like to try something a little different, add some bell peppers, carrots, celery, or other vegetables to the batter to make veggie latkes!



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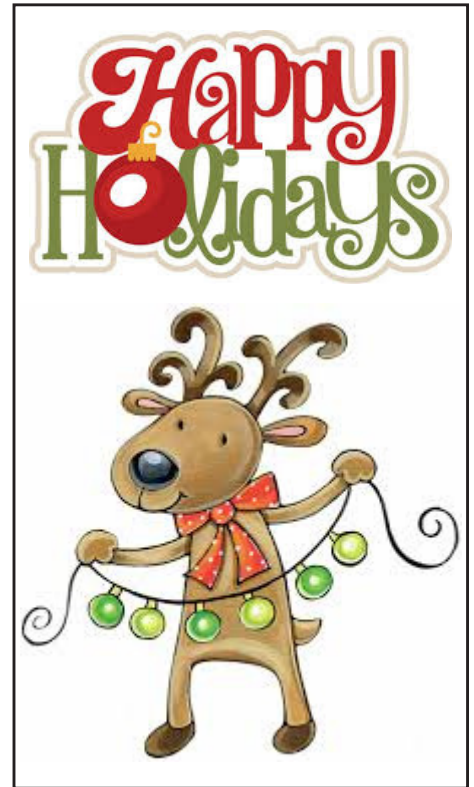
CONVOCATORIA A LA BECA DE PERIODISMO CARLOS M. CASTAÑEDA 2020



Ya está abierta la convocatoria para solicitar la Beca de Periodismo Carlos M. Castañeda para el año académico 2020-2021. Los interesados encontrarán información completa en la página Web de la Fundación Educativa Carlos M. Castañeda, www.fecmc.org. La fecha límite para presentar los documentos es el 15 de abril de 2020, pero es recomendable informarse desde ahora sobre los requisitos y los documentos que deben acompañar la solicitud. Preguntas: fecmc@me.com.

CARLOS M. CASTAÑEDA 2020 JOURNALISM SCHOLARSHIP APPLICATION

The call has gone out for students to apply for the Carlos M. Castañeda Journalism Scholarship for academic year 2020-2021. For complete information please visit the Fundación Educativa Carlos M. Castañeda webpage, www.fecmc.org. The deadline for presenting the documents is April 15, 2020, but it is advisable to obtain information now about the requisites and the documents that must accompany the application. Questions: fecmc@me.com.



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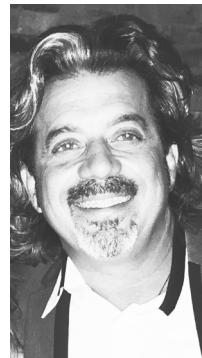
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