



THE BUGLE

at Brickell Place Phase II

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

Volume 15 Issue 8

February 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

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

Election of 2020

Board of Directors Results

There was historic voter turnout in the Brickell Place Phase II 2020 election. The 2019. Board of Directors was re-elected in its entirety by an overwhelming number of votes, indicating that the community is pleased with their accomplishments this year. There is no better way to put to rest the rumors and innuendos that have been circulated by unscrupulous individuals.

About the 2020 Board of Directors

Fabian Wisniacki and his family have been residents of Brickell Place Phase II for many years. Mr. Wisniacki runs the regional office of his family’s international travel business. Mr. Wisniacki has served on the Board of Directors for eleven years.

Lenin Sánchez operates several businesses, including the Bay Easy convenience store located on the second floor of the D Building. He has been a member of the Board since 2008

Lillian Castañeda is a retired educator and real estate broker. She heads the Carlos M. Castañeda Educational Foundation, a non-profit organization that provides scholarships to Spanish-speaking students who wish to pursue graduate studies in journalism and organizes conferences on subjects related to journalism and freedom of expression. She has been on the Board since 2009 and edits the Bugle.

Electa la Junta de Directores 2020

Con una asistencia de proporciones históricas, se celebraron las elecciones para la Junta de Directores de este año. La Junta de 2019 fue reelecta en su totalidad por un arrollador número de votos, indicación de que nuestra comunidad está satisfecha por el desempeño y los logros de sus directores. ¡Qué mejor respuesta a las insinuaciones y rumores negativos diseminados por individuos sin escrúpulos!

Quiénes son los miembros de la Junta de Directores 2020

***Fabián Wisniacki** y su familia son residentes de Brickell Place Phase II desde hace muchos años. El señor Wisniacki preside la empresa de viajes internacionales de su familia. Ha servido en la Junta de Directores durante once años.*

***Lenin Sánchez** opera varios negocios, incluyendo la tienda Bay Easy, localizada en el segundo piso del edificio D. Es miembro de la Junta desde 2008.*

***Lillian Castañeda** es educadora y agente de bienes raíces retirada. Dirige la Fundación Educativa Carlos M. Castañeda, organización sin fines de lucro que provee becas a estudiantes hispano hablantes para estudios graduados en periodismo, y organiza conferencias sobre periodismo y libertad de expresión. Es miembro de*

Continued on page 2

Pasa a la página 2

Election (cont. from page 1)

Miglene Marrero has a Master in Business Administration degree from the University of Miami. She operates her own import and export business.

Gilberto Sánchez worked for 33 years at FPL as a Certified Energy Manager. Mr. Alvarez brings a wealth of facilities management and energy savings experience to the Board.

René Raffo, a graduate of Sanford Naval Academy, is a real estate and securities investor who has successfully managed a broad portfolio of investments for most of his life. He also operates an eviction management company. He has experience serving on condominium boards outside Brickell Place Phase II.

Heinz Schutz graduated from Cornell University with a degree in hospitality management. He was a professor of hospitality at FIU. Additionally, Mr. Schutz was general manager at the Omni Atlanta and Biltmore Hotel in Coral Gables.

Elección (viene de la página 1)

la Junta desde 2009 y edita el Bugle.

Miglene Marrero posee una maestría en Administración de Negocios de la Universidad de Miami y opera su propio negocio de importación y exportación.

Gilberto Sánchez trabajó durante 33 años en la Compañía de Electricidad Florida Power and Light como gerente de energía certificado. El Señor Álvarez contribuye con sus conocimientos y experiencia de manejo de instalaciones y ahorro de energía al mejor funcionamiento de la Junta.

René Raffo, graduado de la Academia Naval de Sanford, el Señor Raffo es un inversionista en valores y bienes raíces que a lo largo de su vida ha manejado un amplio portafolio de inversiones. También opera una compañía de desahucios y ha pertenecido a varias juntas de directores además de Brickell Place Phase II.

Heinz Schutz, estudió hostelería en la Universidad de Cornell y fue profesor de esa disciplina en la Universidad Internacional de la Florida (FIU). También fue gerente general del Omni Atlanta y del Hotel Biltmore en Coral Gables.

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Cooling Tower Update

We are all set! The City approved the permit application and the cooling towers are finally getting replaced! After 40 years of service, withstanding constant use by 400+ residences and extensive damage from Hurricane Irma, the old units are in desperate need of replacement.

Reliable Contractors Group has been hired by the Association to replace the cooling towers in both the C and D Buildings. The replacement portion of the project will take place in March and April. The project will be fully funded with Hurricane Irma Recovery Funds. NO SPECIAL ASSESMENT!

IMPORTANT: The cooling towers are going to be replaced one building at a time. Residents in the D Building will be without air conditioning in their units for 3-4 weeks starting March 15th and residents in the C Building will be without air conditioning in their units for 3-4 weeks starting April 15th. Keep in mind that install dates are dependent on weather and other factors that can either delay or speed up the process by several days. The Administration will notify the community of schedule changes if any. A thorough communication will be circulated via email soon. Please contact the Management office to update your email, if you haven't done so.

SUGGESTION/RECOMMENDATION: To minimize discomfort, you can buy a portable air conditioning which some retailers will allow you to return as long as you keep your receipt. Additionally, the Association is contacting Sunbelt Tool Rentals to inquire about air conditioning rental pricing so that residents have additional options. Please start making preliminary preparations now!

Tennis Court Lighting

In order to improve lighting in the tennis courts 17 new LED 300watt lights will be installed over the next few weeks. The new addition will substantially increase visibility and quality of play. The poles will also be sanded and painted to enhance aesthetics. Further improvements are currently in the works. Stay tuned!

Iluminación de las canchas de tenis

Para aumentar la iluminación de las canchas de tenis, se instalarán 17 nuevas luces de 300 watts en las próximas semanas. Esta nueva adición mejorará sustancialmente la visibilidad y la calidad del juego. Además, se lijarán y pintarán los postes. Se harán más mejoras, ¡manténgase al tanto!

Las torres de enfriamiento

¡Ya la Ciudad de Miami concedió el permiso y por fin se reemplazarán! Después de 40 años de servicio, de uso continuo por más e 400 residencias y los serios daños causados por el Huracán Irma, las viejas unidades necesitan reemplazarse a la mayor brevedad.

Se ha contratado a Reliable Contractors Group para reemplazar las torres de enfriamiento, tanto en el edificio C como en el D. El reemplazamiento tendrá lugar en los meses de marzo y abril. El proyecto estará financiado con los fondos de recuperación del Huracán Irma. No se impondrán cargos especiales.

IMPORTANTE: *las torres de enfriamiento se reemplazarán un edificio a la vez. Los residentes del edificio D estarán sin aire acondicionado en sus unidades durante 3 o 4 semanas, comenzando el 15 de marzo, y los residentes del edificio C estarán sin aire acondicionado en sus unidades durante el mismo tiempo, comenzando el 15 de abril. Estas fechas pudieran cambiar dependiendo del tiempo y de otros factores que pudieran demorar o acelerar el proceso por varios días. La Administración notificará a la comunidad de los cambios si hubiera alguno. En breve, se circulará un comunicado más preciso por correo electrónico. Por favor contacte a la oficina de Administración para asegurarse que tengan al día su correo electrónico, si no lo ha hecho todavía.*

SUGERENCIAS Y RECOMENDACIONES: *Para minimizar su incomodidad, pudiera adquirir una unidad de aire acondicionado portátil, que algunas tiendas permiten devolver si usted conserva el recibo. Además, la Asociación está contactando a Sunbelt Tool Rentals para averiguar lo que costaría alquilar una unidad por ese tiempo. Por favor comience a prepararse desde ahora.*

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—
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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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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