



THE BUGLE

at Brickell Place Phase II

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

Volume 15 Issue 7

January 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

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 New Year

The Board of Directors would like to wish everyone a Happy New Year!
We look forward to a fruitful 2020.

Feliz Año Nuevo

La Junta de Directores le desea un feliz y prospero 2020 a toda la comunidad de BPPII.

Annual Meeting

The Association will be having its Election for the Board of Directors and Annual Meeting of the Members on Tuesday, January 21st, 2020 at 7:00 P.M. in the C Building Party Room.

The Second Notice, containing all voting material, was mailed on December 24th, 2019 to all BPPII Members via USPS at the address last furnished to the Association. To vote, you can mail or hand deliver the Ballot Reply Envelope containing the smaller envelope marked "Secret Ballot Only" with the Ballot to the Association prior to the Election. Additional blank ballots will be available at the election for distribution to eligible voters who have not yet voted. DON'T FORGET TO VOTE! If you need any help, please contact the administration office.

Asamblea Anual

Las elecciones para la nueva junta de directores se llevarán a cabo durante la asamblea anual, el martes 21 de enero de 2020 a las 7:00 PM en el salón de reuniones del edificio C.

*El 24 de diciembre de 2019 se envió a todos los condueños por correo, a la última dirección registrada en Asociación, la segunda notificación con todos los materiales necesarios para la votación. Para votar, usted debe enviar por correo o entregar personalmente el **Ballot Reply Envelope** que debe contener un sobre más pequeño marcado "**Secet Ballot Only**" donde usted habrá colocado el "**Ballot to the Association.**" La noche de las elecciones habrá papeletas en blanco disponibles para los que no hayan votado. ¡Y QUE NO SE LE OLVIDE VOTAR! Si necesita ayuda, comuníquese con la oficina de administración.*

Association Website Refresh

The Association's website has a fresh new look with added features! You can now access import forms such as Party Room Reservation, Moving Forms, Renter Application, etc. Additionally, a new Contact Form has been added under the "Contact" section for members to easily get in touch with the management office regarding all matters. <https://www.bpp2.org/>



The website is restricted to Association members/residents. To register simply click on the SIGN-UP link at the top of the website or click on any section of the website and sign up when prompted.

When signing up, use a good contact email. Management may verify your ownership/resident status in order to approve access. Once you are approved, you will receive a confirmation email and you may log in using the same log in credentials you created.

Please do not hesitate to contact the management office should you have any questions.

La página de Internet de la Asociación, renovada

La página de Internet de la Asociación se ha renovado con nuevos elementos. Ahora se puede obtener acceso y bajar formularios tales como los que se utilizan para reservar los salones de fiesta, las mudanzas, las solicitudes de alquiler de unidades, etc. También se ha añadido, bajo el término "Contact", una sección para aquellos que deseen comunicarse fácilmente con la oficina de administración sobre cualquier asunto. <https://www.bpp2.org/>

El acceso a la página web está limitado a los miembros de la Asociación y residentes. Para registrarse, sencillamente haga clic en "SIGN UP" en la parte superior de la página o en cualquier sección de la página y regístrese.

Cuando se registre, use un email en buen funcionamiento. La administración verificará su estatus como dueño o residente para aprobar su acceso. Una vez que usted haya sido aprobado, recibirá un email de confirmación y podrá entrar usando los mismos datos que usted creó.

Por favor, no vacile en contactar la administración si tuviese alguna pregunta.

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



ALYESKA SEMSCH

RE Broker

786-326-7655

Alyeska@semschrealty.com



200 Crandon Blvd Suite 360, Key Biscayne, FL 33149

MLS SEARCH: www.SemschRealty.com

Brickell / Downtown / Key Biscayne
Coconut Grove / Coral Gables / Sunny Isles

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

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

**WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS**

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 2/29/20
must present coupon

MOTORIZED SPECIALIST
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

WE ALSO DO REPAIRS
VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

Jorge Luis

BRICKELL SALON
1925 Brickell Ave. D-302

Bring this ad when you visit for a **FREE AVENA HAIR TREATMENT**

Appointments: 305-858-7709



BICYCLE STORAGE WE NEED YOUR HELP!

The designated areas for bicycle storage are at capacity. There's a multitude of abandoned, rusted bikes that create clutter and take up valuable storage space. Most of the abandoned bikes are from residents whose children have either outgrown them or who have altogether become disinterested in biking activities.

Please help us clean up the clutter by discarding bicycles you no longer have use for. If you don't have a way of getting rid of your old bike, you can simply contact the Administration, either through phone or email, and we will gladly donate the bike (if viable) or have it recycled. Please be mindful and help us create additional space for residents who need the storage.

If you have a bicycle you need to store on Association grounds, please get in contact with the management office to register, tag and obtain a designated parking space.

Thanks in advance for your cooperation!



Estacionamiento para bicicletas ¡NECESITAMOS SU AYUDA!

El espacio designado para almacenar las bicicletas está lleno a capacidad. Hay muchas bicicletas mohosas y abandonadas que están ocupando un espacio valioso. Gran parte de las bicicletas abandonadas pertenecen a residentes cuyos hijos han crecido o han perdido el interés por sus bicicletas.

Por favor, ayúdenos a abrir espacio deshaciéndose de las bicicletas que ya no utilizan. Si no sabe cómo deshacerse de su bicicleta vieja, sencillamente contacte a la Administración, ya sea por teléfono o por email y con gusto la donaremos (siempre que se posible) o nos ocuparemos de reciclarla. Por favor, ayúdenos a crear espacio adicional para aquellos residentes que necesitan almacenaje para sus bicicletas.

Si usted necesita guardar una bicicleta, por favor, póngase en contacto con la oficina de administración para registrarla, marcarla y obtener un espacio designado para estacionarla.

¡Gracias por adelantado por su cooperación!



**BERKSHIRE
HATHAWAY**
HomeServices
EWM Realty



Raquel Echevarria
305 300-2622
echevarria.r@ewm.com

Lilia V Naar PA
305 582-3017
lilnaar@gmail.com
www.lilia.naar.ewm.com

Brickell Place Resident for over 25 years- EXPERTISE COUNTS!

FOR SALE - 24 UNITS

Bedrooms	Total Units	Price Range
3BR / 4BR	4 UNITS	\$699K - \$999K
2BR	12 UNITS	\$450K - \$1.5M
1BR	8 UNITS	\$279K - \$379K

FOR RENT - 14 UNITS

Bedrooms	Total Units	Price Range
3BR	1 UNIT	\$5,750
2BR	4 UNITS	\$2,600 - \$3,350
1BR	9 UNITS	\$1,750 - \$2,150

SOLD RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1905	1/1/1	\$245,000	\$225,000	Aug-19
A1101	2/2	\$449,000	\$440,000	Nov-19
A607	1/1/1	\$269,000	\$240,000	Jul-19
B1514	2/2	\$575,000	\$523,000	Jul-19
B2101	2/2	\$515,000	\$500,000	Sep-19
B1803	1/1/1	\$269,000	\$250,000	Aug-19
B905	1/1/1	\$235,000	\$225,000	Nov-19
B1512	2/2	\$410,000	\$410,000	Jun-19
D802	1/1/1	\$329,000	\$300,000	Oct-19

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	13
UNITS SOLD (6 months)	6
AVERAGE DAYS ON MKT	77 DAYS
AVERAGE SOLD \$/SQFT	\$270/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	11
UNITS SOLD (6 months)	1
AVERAGE DAYS ON MKT	95
AVERAGE SOLD \$/SQFT	\$298/SQFT

Dealing with the Flu

It's that time of year again! Flu season is here. You may find yourself suffering from fever, aches, and other symptoms of the flu. There really is no cure for the flu. But there are things you can do to make yourself more comfortable during the duration. The best course of action in dealing with the flu is to get plenty of rest and drink lots of fluids. What about chicken soup? Well, it can't hurt! Although it doesn't cure anything, it can soothe a sore throat, clear clogged passageways, and hydrate you. It is always good TLC at a difficult time. Remember to contact your doctor if your flu symptoms seem severe, you have trouble breathing, or if you have a fever that is not relieved with over the counter medication.



National Florida Day

National Florida Day on January 25 recognizes the 27th state to join the United States. The Sunshine State is home to the oldest established city in the country. With over 400 years of history, St. Augustine's streets and colonial architecture have stories to tell.



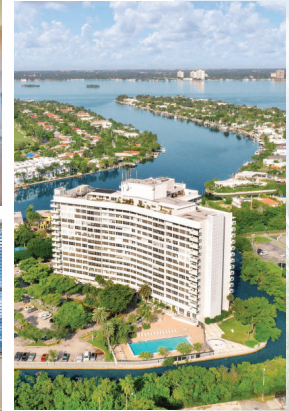
With an average high temperature of 79.5°F, it should be no surprise that Floridian John Gorrie brought refrigeration and air conditioning to the world in 1851. Add to that, more than half the year with partly cloudy to sunny days, the invention of sunblock would be a necessity, too. Hungary born pharmacist, Benjamin Green, invented a sunscreen in 1944 which later became a tanning lotion known as Coppertone. Florida offers more than enough to do and see. From man-made worlds and relaxing beaches to long, colorful and intricate history, the Sunshine State's open spaces and sunny faces require more than one visit or enjoying Florida as a resident.

- State Flower - Orange Blossom
- State Tree - Sabal Palm
- State Beverage - Orange Juice
- State Capitol - Tallahassee
- State Song - Swanee River

Under Contract!

7441 WAYNE AVE, #6J
MIAMI BEACH, FL

Call Now!
Rosa Jacquelin
(786) 239-1283



Beautiful, corner-unit condo with open balcony and great views at Parkview Point Condominiums. Renovated kitchen with granite countertops and stainless steel appliances.

Love Where You Live!

www.SignatureHomesOfMiami.com



HOME OWNERSHIP STARTS HERE.

Call Martha Today and Learn More About Home Financing

Martha G Jerez Loan Officer | NMLS# 1655493
786-804-8684

Martha.Jerez@FreedomMortgage.com
FreedomMortgage.com/Martha-Jerez

Licensed in Florida



2000 Ponce De Leon Boulevard, Suite 103, Coral Gables, FL 33134. Branch NMLS# 1405941 Freedom Mortgage Corporation, NMLS# 2767 (www.nmlsconsumeraccess.org), 907 Pleasant Valley Avenue, Suite 3, Mount Laurel, NJ 08054, 800-220-3333, is licensed in 50 states, Puerto Rico and the Virgin Islands. For complete licensing information, visit www.freedommortgage.com/state-licensing. Equal Housing Opportunity. © 2019 Freedom Mortgage Corporation. All rights reserved. RT1222(0819)_3.75x1.75



Published monthly at no cost for the Brickell Place Phase II Condo by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

Big Thanks!

The staff at Brickell Place Phase II would like to thank everyone who was kind enough to give a gift. The office was flooded with tokens of gratitude from a multitude of residents. From the entire staff, it is a true pleasure to serve the community. Such generosity warms our hearts!

We would also like to give a big THANK YOU to the Iglesias and Ruaño families for providing an A-M-A-Z-I-N-G luncheon for all of the incredible employees of BPPH. From the bottom of our hearts, thank you!



¡Muchas gracias!

Los empleados de Brickell Place Phase II desean expresarle su agradecimiento a los residentes que fueron tan amables que les obsequiaron un regalo. La oficina se vio inundada por una multitud de muestras de gratitud de parte de los residentes. Según los que trabajan en BPPH, para ellos es un verdadero placer servir a esta comunidad. Aseguran que tanta generosidad llena sus corazones.

También queremos darle un inmenso ¡GRACIAS! a las familias Iglesias y Ruaño por el magnífico almuerzo que disfrutaron los increíbles empleados de BPPH. ¡De todo corazón, gracias!

Convocatoria a la Beca de Periodismo Carlos M. Castañeda

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.

Public Adjusting Services
Professional Insurance Claim Representation

GOT PROPERTY DAMAGE? GET HELP NOW!

RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

STELLARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

Explore Brickell Place Sales and Availability.

SIMPLY VISIT:

BrickellPlaceRealtor.com

Information at your fingertips



Local specialist and 30-year
Brickell Place resident.

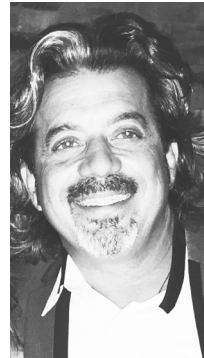
Jose Luis Pere
Real Estate Advisor
JoseLuis@JLPere.com
305.588.6498

COMPASS

Not intended to solicit currently listed property. © Compass Florida, LLC. Equal Housing Opportunity. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Compass makes no warranty or representation as to the accuracy thereof. All property information is presented.

One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your
Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside / Bay Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave. 4011 W. Flagler St.
Surfside, FL 33154 Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>

DIAMOND REMODELERS

Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed



**"Your Experienced
Handyman"**

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

EST. 1980



- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**
any
remodeling
job!

**10%
OFF**
Any
Service
Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 2/29/2020

Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
Licensed & Insured General Contractor