



THE BUGLE

at Brickell Place Phase II

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

Volume 15 Issue 1

July 2019

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 Javier Zayas-Bazán
Admin. Asst. Rebeca Font-Romero
Bookkeeping Adelayne Socarrás
Housekeeping Supervisor .. Jose Marquez
Security Director Amet Aguilar
Asst. Security Director Jorge Garcia
Maintenance Asst Natalie Barcia
Plumbing Roberto Gómez
Electrical Leandro Alvarez
Air Conditioning Jesús Quiñones
Painting Lino Gonzalez
General Julian Ore
Valet Supervisor Ernesto Castro

IMPORTANT NUMBERS

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

OFFICE HOURS

Monday - Friday 8-4:30 pm

Hurricane Season is here. Are you prepared? AFTER THE STORM

IN GENERAL

- Stay tuned to local radio for information.
- Help injured or trapped persons.
- Return only after authorities advise its safe.
- Avoid dangling power lines & report them immediately to FP&L, police, or fire dept.
- Beware of snakes, insects, & animals driven to higher ground by floodwater.
- Take pictures of the damage, both to the house and its contents for insurance claims.
- Drive only if absolutely necessary and avoid flooded roads.
- Use telephone only for emergency calls.

INSURANCE & CLAIMS

Report property damage to your insurance agent immediately. Your agent should provide you with claim forms and arrange for an insurance adjuster to visit your property and assess the damage. Make emergency repairs and document them. Keep all receipts and take photographs of the damages, before and after emergency repairs, to submit with your claim. Take precautions if the damages require you to leave your home. Secure your property. Remove valuable items. Lock windows and doors. Contact your insurance agent and leave a phone number where you can be reached.

NO WATER

The following are three purification methods, all of which kill microbes:

- **BOILING** is the safest way to purify water. Boil for 10 minutes.
- **CHLORINATION** uses pure, unscented, liquid chlorine bleach to kill microorganisms in water. Add 2 drops of bleach per quart of water, stir and let stand for 30 minutes.
- **PURIFICATION TABLETS** release chlorine and iodine into the water. They are available at most sporting goods stores and some drug stores. Follow the package directions.

CONSUMER PROTECTION TIPS

Home repairs after a disaster may be the most stressful time for a consumer. The following tips will assist you in identifying unlicensed contractors and con artists:

- Be extremely cautious of anyone coming to your home uninvited and offering to do home repairs.
- Insist on obtaining a written estimate or contract.
- Be sure the contract or business card has an address, telephone number and license numbers.
- Ask for references and check them out.
- Don't be pressured into making a quick decision.
- Insist on start and completion dates in the contract, and do not pay the final balance until the work is completed to your satisfaction.

Periodista colombiana gana la Beca de Periodismo Carlos M. Castañeda

La Fundación Educativa Carlos M. Castañeda (FECMC) otorgó su beca anual de periodismo 2019 a la periodista Ana María Velásquez, graduada Magna Cum Laude de la Universidad Sergio Arboleda de Bogotá y especialista en periodismo digital de la Universidad Jorge Tadeo Lozano. Ana María fue aceptada en el programa de maestría de Estudios de Medios con énfasis en justicia social de Queens College de la Universidad de la Ciudad de Nueva York (CUNY). Por más de dos años, Ana María se ha desempeñado como periodista de la sección de tecnología del periódico EL TIEMPO de Colombia.

La Beca de Periodismo Carlos M. Castañeda, de \$7,000, se concede a un estudiante o periodista hispanoparlante para realizar estudios de posgrado en una universidad de los Estados Unidos. Para más información sobre la beca y la Fundación, acceda a www.fecmc.org o escriba a Lillian Castañeda a fecmc@me.com.

Colombian Journalist Wins Carlos M. Castañeda Journalism Scholarship

The Carlos M. Castañeda Educational Foundation granted its 2019 journalism scholarship to journalist Ana María Velásquez who graduated Magna Cum Laude from Sergio Arboleda University in Bogotá and also obtained a degree in digital journalism from Jorge Tadeo Lozano University. Ana María was accepted to the Media Studies Program with emphasis in social justice at Queens College, CUNY. For two years, she worked as a journalist at the technology department of EL TIEMPO newspaper in Colombia.

The Carlos M. Castañeda Journalism Scholarship, \$7,000, is granted every year to a Spanish-speaking journalist for graduate studies at a US University. For information about the scholarship and the Foundation, go to a www.fecmc.org, or write to Lillian Castañeda, fecmc@me.com.



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- Kitchen Water Loss.
- Bath or AC Leak.
- Roof Leak.
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DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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Roof Leaks	Water Damage	Vandalism Damage	Loss of Income
			
Fire Damage	Flood Damage	Hurricane Damage	Mold Damage

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Curious about Brickell Place Sales and Availability?

VISIT:
BrickellPlaceRealtor.com



Local specialist and 30-year Brickell Place resident.

Jose Luis Pere

Real Estate Advisor
JoseLuis@JLPere.com
305.588.6498

COMPASS

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lilnaar@gmail.com

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	23
UNITS SOLD (6 months)	10
AVERAGE DAYS ON MKT	127 DAYS
AVERAGE SOLD \$/SQFT	\$292/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	12
UNITS SOLD (6 months)	2
AVERAGE DAYS ON MKT	95 DAYS
AVERAGE SOLD \$/SQFT	\$305/SQFT

"FOR YOU WE GO THE XTRA MILE"

FOR SALE - 34 UNITS

Bedrooms	Total Units	Price Range
3BR	3 UNITS	\$749K - \$998K
2BR	16 UNITS	\$450K - \$1.6M
1BR	15 UNITS	\$250K - \$499K

FOR RENT - 17 UNITS

Bedrooms	Total Units	Price Range
3BR	1 UNITS	\$4,100
2BR	6 UNITS	\$2,700 - \$3,600
1BR	10 UNITS	\$1,650 - \$2,200

SOLD MOST RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1205	1/1/1	\$318,000	\$312,000	Mar-19
A1001	2/2	\$490,000	\$450,000	Jun-19
A2003	1/1/1	\$288,000	\$273,000	Apr-19
BPhX	2/3	\$900,000	\$850,000	Mar-19
B502	1/1	\$254,000	\$254,000	Apr-19
B2304	1/1/1	\$270,000	\$255,000	Apr-19
B511	2/2	\$374,000	\$355,000	Jun-19
B1512	2/2	\$410,000	\$410,000	Jun-19
C1610	2/2	\$449,000	\$425,000	Mar-19