



# THE BUGLE

## at Brickell Place Phase II

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

Volume 16 Issue 1

July 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  
 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

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#### OFFICE HOURS

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

## Clarification of Statements Made at BPPI's Board Meeting of Thursday, June 25, 2020, Regarding BPPII

Dear Unit Owners of  
Brickell Place Phase II:

Several of our unit owners  
have expressed concerns  
regarding a board of  
directors meeting held at  
our neighbor association,  
Brickell Place Phase I

("Phase I"). For the sake of transparency and to stop the dissemination of misleading and false information, we are compelled to clarify what took place on Thursday, June 25, 2020. (Please see the video link: <https://www.youtube.com/watch?v=nR1iI0GsDa0>)



As some of you may know, our neighbors at Phase I are undergoing their 40-year recertification process, through several special assessments and loans. Additionally, their board wants to implement a complete renovation of the façade of their buildings, worth several million dollars. Therefore, as required by law, the board of directors of Phase I sent voting ballots to all of its owners to obtain the required 75% unit owner approval.

Last Thursday, at a board of directors meeting of Phase I, the Vice-President of the board informed the unit owners in attendance via videoconference that it had very important, last minute information:

- That the previous week the board of directors of Phase I met with the board of directors of Phase II. THIS IS FALSE.
- That the board of Phase II had informed that they had already approved a project to change the entire façade to all of the buildings of Phase II, unlike Phase I. THIS IS ALSO FALSE.
- That the complete change to the façade of all buildings of Phase II would be implemented in a few years. THIS IS ALSO FALSE.

*Continued on page 2*

**Clarification** (cont. from page 1)

We do not know what the intent of disseminating such falsehoods is; particularly when the board of directors of Phase I asked for the vote and support of its members to change the façade of their buildings. As we have always maintained, the board of directors of Phase II has consistently aimed to keep our property in good condition, with low maintenance fees, all while avoiding the imposition of unnecessary special assessments.

It is for this reason that we find it very odd that the board of Phase I, knowing our stated goals and policies all these years, would use our board to promote interests that are unrelated to those of the unit owners of Phase II and its board of directors.

Our board of directors has always maintained a policy of open communication and cooperation towards Phase I; however, it is based on truth and good intentions.

Sincerely,

The Board of Directors  
Brickell Place  
Phase II Association, Inc.

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## **Clarificación a declaraciones hechas en la reunión de la junta directiva del BPPI de 25 de junio de 2020, concernientes a BPPH**

Queridos dueños de Brickell Place Phase II:

Muchos dueños han expresado su preocupación en relación a una reunión de la junta directiva de nuestros vecinos, Brickell Place Phase I (“Fase I”). Para propósitos de mantener transparencia y evitar la difusión de información falsa, la junta directiva se ve en la necesidad de aclarar un hecho que ocurrió el pasado jueves, 25 de junio de 2020. (Por favor vea el enlace de video adjunto arriba).

Como algunos de ustedes sabrán, nuestros vecinos en la Fase I están involucrada en estos momentos en el proceso de recertificación de los 40 años, a través de diferentes imposiciones especiales (“special assessments”) y préstamos. Adicionalmente, esa junta quiere llevar a cabo un proyecto de cambio total de la fachada de sus edificios, a un costo de varios millones de dólares. Por lo tanto, como exige la ley, la junta de la Fase I envió votos a todos sus dueños para lograr la aprobación del más del 75 por ciento.

El jueves antes mencionado, en una reunión oficial de la junta directiva de la Fase I, el vicepresidente de la junta le informó a los dueños por videoconferencia que tenía una información de última hora:

- Que la semana anterior la junta directiva de la Fase I y de la Fase II tuvieron una

reunión. **ESTO ES FALSO.**

- Que la junta directiva de la Fase II les informó que ya tenían aprobado un proyecto para el cambio total de fachada, a diferencia de la Fase I. **ESTO TAMBIEN ES FALSO.**
- Que el proyecto del cambio total de la fachada de la Fase II, se implementaría en unos años. **ESTO TAMBIEN ES FALSO.**

No sabemos cuáles son las intenciones de diseminar estas falsas informaciones, especialmente después de pedir un voto a los dueños de la Fase I para cambiar su fachada a un costo millonario. Como siempre hemos mantenido, las intenciones de la junta directiva de la Fase II son, y siempre han sido, el mantener nuestra propiedad en buenas condiciones, con un bajo mantenimiento y evitando

la imposición de mantenimiento especiales (“special assessments”) innecesarios.

Es por esta razón que es muy extraño que, conociendo nuestra política de todos estos años, usen a nuestra junta para promover intereses ajenos a los dueños de la Fase II y a su junta directiva.

Nuestra junta directiva siempre ha mantenido una política de buena comunicación y cooperación hacia la Fase I, pero basada en la verdad y buenas intenciones.

Atentamente,

Junta Directiva  
Brickell Place  
Phase II Association, Inc.



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## 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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### PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	22
UNITS SOLD (6 months)	4
AVERAGE DAYS ON MKT	123 DAYS
AVERAGE SOLD \$/SQFT	\$294/SQFT
Pending	2

### PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	9
UNITS SOLD (6 months)	4
AVERAGE DAYS ON MKT	266
AVERAGE SOLD \$/SQFT	<b>\$326/SQFT</b>
Pending	2

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### FOR SALE - 31 UNITS

Bedrooms	Total Units	Price Range
3BR+	3 UNITS	\$805K - \$1.1M
2BR	16 UNITS	\$440K - \$1.7M
1BR	12 UNITS	\$315K - \$379K

### FOR RENT - 10 UNITS

Bedrooms	Total Units	Price Range
3BR	3 UNITS	\$3,800-\$5,000
2BR	3 UNITS	\$2,700 - \$5,250
1BR	10 UNITS	\$1,750 - \$2,250

### CLOSED RECENTLY ( Last 90 days)

Unit #	BR/BA	List Price	Sold Price	Closed
A1614	2/2	\$485,000	\$475,000	Mar-20
B2210	1/1/1	\$314,000	\$260,000	Mar-20
B814	2/2	\$465,000	\$430,000	Jul-20
B2409	3/3	\$689,900	\$600,000	Apr-20
D1213	2/2	\$509,000	\$460,000	May-20
D1712	2/2	\$575,000	\$518,275	May-20
D1602-1603	3/2/1	\$619,000	\$557,500	Apr-20
DPH10	3/3	\$849,000	\$844,000	Mar-20