



THE BUGLE

at Brickell Place Phase II

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

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AI | ASE



BRICKELL PLACE PHASE II Association, Inc.

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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
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

WHY ARE THE COOLING TOWERS BEING REPLACED NOW?

The cooling towers that service the community are the originals installed over 40 years ago. Although they did a respectable job for 35+ years, Hurricane Irma caused irreparable damage to the units.

For the last two and a half years, we've been able to keep the units operational with some unconventional repairs that have somehow held up until now. This, however, has presented several challenges that are becoming insurmountable.

We are to the point where additional repairs cannot be made. Everything we've done to keep the units running for the last two years has run its course. The cooling towers are in a fragile state.

As most of you know, the plan was to replace the cooling towers at the beginning of March. But our City was slammed with an unprecedented global pandemic that sent a state of shock throughout our community. While the County never banned construction projects, the elevated stress levels emanating from our residents were palpable, which is why, in an overabundance of caution, the project was postponed.

We understand that June and July are not ideal, but please take a good, hard look at the pictures below. If this project gets postponed until next year, there is a genuine possibility that either the cooling towers stop working on their own, or that they get permanently damaged by a named storm. If either of those two scenarios materializes, the community could be without A/C for 5-6 months, as happened to one of our neighbors a few years back. This is a risk we are not willing to take.

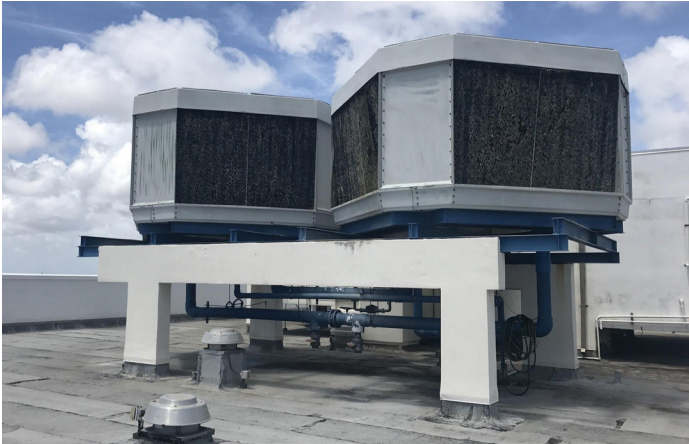
Again, we understand this project, especially during this time of the year, is a huge inconvenience for everyone. We want to thank you all for your understanding and cooperation during this challenging time. Once this is behind us, the community will be better for it.

Please do not hesitate to contact us for whatever you might need, no matter how big or small. We will do our best to help each and every one of you. Again, thank you all.

-Management

Continued on page 2

Cooling Towers (cont. from page 1)



Cooling Towers Before Hurricane Irma
Torres de enfriamiento antes del huracán Irma



Cooling Towers After Hurricane Irma
Torres de enfriamiento después del huracán Irma
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Cooling Towers After Hurricane Irma
Torres de enfriamiento después del huracán Irma



Cooling Towers After Hurricane Irma
Torres de enfriamiento después del huracán Irma

¿Por qué se están reemplazando las torres de enfriamiento ahora?

Las torres de enfriamiento que sirven a la comunidad son las originales instaladas hace más de 40 años. Aunque hicieron un trabajo respetable durante más de 35 años, el huracán Irma les causó daños irreparables.

Durante los últimos dos años y medio, hemos podido mantener las unidades operativas con algunas reparaciones no convencionales que de alguna manera se han mantenido hasta ahora. Esto, sin embargo, ha presentado varios desafíos que se están volviendo insuperables.

Estamos al punto de que no se pueden hacer reparaciones adicionales. Todo lo que hemos hecho para mantener las unidades en funcionamiento durante los últimos dos años ha seguido su curso. Las torres de enfriamiento están en un estado frágil.

Como la mayoría de ustedes saben, el plan era reemplazar las torres de enfriamiento a principios de marzo. Pero nuestra ciudad se vio afectada por

Pasa a la página 3

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Torres de enfriamiento (viene de la página 1)

una pandemia global sin precedentes que provocó un estado de shock en toda nuestra comunidad. Si bien el Condado nunca prohibió los proyectos de construcción, los niveles elevados de estrés que emanan de nuestros residentes fueron palpables, por lo que, en un exceso de precaución, el proyecto se pospuso.

Entendemos que junio y julio no son ideales, pero mire bien las imágenes arriba. Si este proyecto se pospone hasta el próximo año, existe una posibilidad genuina de que las torres de enfriamiento dejen de funcionar por sí solas o que una tormenta con nombre las dañe permanentemente. Si cualquiera de esos dos escenarios se materializa, la comunidad puede estar sin aire acondicionado durante 5-6 meses, como le sucedió a uno de nuestros vecinos hace unos años. Este es un riesgo que no estamos dispuestos a correr.

Nuevamente, entendemos que este proyecto, especialmente durante esta época del año, es un gran inconveniente para todos. Queremos agradecerles a todos por su comprensión y cooperación durante este momento difícil. Una vez que esto haya quedado atrás, la comunidad será mejor para ello.

No dude en contactarnos para lo que necesite, sin importar cuán grande o pequeño sea. Haremos todo lo posible para ayudar a cada uno de ustedes. De nuevo, gracias a todos.

-Administración

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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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MLS SEARCH: www.SemschRealty.com

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

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
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PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	20
UNITS SOLD (6 months)	5
AVERAGE DAYS ON MKT	84 DAYS
AVERAGE SOLD \$/SQFT	\$274/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	9
UNITS SOLD (6 months)	6
AVERAGE DAYS ON MKT	192
AVERAGE SOLD \$/SQFT	\$326/SQFT

STAY SAFE, HEALTHY AND POSITIVE

FOR SALE - 29 UNITS

Bedrooms	Total Units	Price Range
3BR / 4BR	4 UNITS	\$805K - \$1.1M
2BR	15 UNITS	\$440K - \$1.7M
1BR	10 UNITS	\$295K - \$379K

FOR RENT - 17 UNITS

Bedrooms	Total Units	Price Range
3BR/4BR	3 UNIT	\$3,990-\$6,000
2BR	2 UNIT	\$4,000-\$5,250
1BR	12 UNITS	\$1,800 - \$2,500

SOLD RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1614	2/2	\$485,000	\$475,000	Mar-20
B2409	3/3	\$689,000	\$600,000	Apr-20
B2110	1/1/1	\$319,000	\$313,000	Feb-20
B2210	1/1/1	\$314,000	\$260,000	Mar-20
C804-805	2/2/1	\$490,000	\$450,000	Mar-20
DPH10	3/3	\$849,000	\$844,000	Mar-20
D1602-1603	3/2/1	\$619,000	\$557,500	Apr-20
D1712	2/2	\$575,000	\$518,275	May-20
D1213	2/2	\$509,000	\$460,000	May-20