



THE BUGLE

at Brickell Place Phase II

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

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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

Cooling Tower Replacement Update

IMPORTANT: The cooling towers are going to be replaced one building at a time. The exact dates will be announced on the monitors next to the elevators, together with relevant information. If you have any questions or need assistance in any way, or if you are not receiving official emails, please contact management by calling (305) 858-3891.

SUGGESTIONS/ RECOMMENDATIONS:

To minimize discomfort, you can buy a portable AC unit at Home Depot, Lowes, Amazon, or other retailers. In the event you purchase a portable AC and don't need to use it due to favorable weather, most retailers will allow you to return the unit as long as you keep your receipt. You can also rent a portable A/C unit. Management negotiated special pricing for its members with Sunbelt Rentals. Contact Jose Padin from Sunbelt to do a walkthrough, get recommendations, and reserve your unit(s). Jose's number is (786) 224-9994.

PARKING DISRUPTION:

To clear space for the helicopter that will take the old cooling tower and bring in the new one, and for other staging reasons, the second floor south parking lot and main entrance

Continued on page 2

Reemplazo de las torres de enfriamiento

IMPORTANTE: Las torres de enfriamiento se reemplazarán un edificio a la vez. Se comunicará la fecha exacta y otra información pertinente en las pantallas junto a los elevadores y por email. Si tuviese alguna pregunta o si necesitara algún tipo de asistencia, o si no está recibiendo los emails oficiales, por favor, contacte le oficina llamando al (305) 858-3891.

SUGERENCIAS Y RECOMENDACIONES:

Para minimizar las molestias, usted podría adquirir una unidad de aire acondicionado portátil en Home Depot, Lowes, Amazon, u otra tienda similar. En caso de que usted comprase una unidad, y después no tenga la necesidad de usarla debido al buen tiempo, la mayoría de las tiendas permitirán devoluciones si usted conserva su recibo. También es posible alquilar una unidad de aire acondicionado. La administración ha negociado un precio especial para los residentes con Sunbelt Rentals. Contacte a José Padín de Sunbelt para que visite su apartamento, le de recomendaciones y le reserve su unidad o unidades. El número de teléfono es (786) 224-9994.

INTERRUPCIONES EN EL ESTACIONAMIENTO:

Para abrir espacio para el helicóptero que se llevará las torres de enfriamiento viejas y traerá las nuevas, y por otras

Pasa a la página 2

Cooling Tower
(cont. from page 1)

ramp will be closed from sunup to sundown on the dates to be announced. Residents will be able to enter and exit through the north gate. The Association will be working closely with the contractor to set up temporary roadblocks to help direct traffic.

AWARENESS:

The Administration has been in close contact with the families of special needs and elderly residents. We are working diligently to ensure our most vulnerable residents have the proper attention. Please reach out to us if you know someone in the community who needs our help.

Torres de enfriamiento
(viene de la página 1)

razones relacionadas con estos trabajos, el estacionamiento sur del segundo piso y la rampa de la entrada principal permanecerán cerradas del amanecer hasta el atardecer en las fechas que se anunciarán oportunamente. Los residentes podrán entrar y salir por la entrada norte. La Asociación y el contratista trabajarán en conjunto para poner las indicaciones necesarias para dirigir el tráfico.

NECESIDADES ESPECIALES:
La administración está en contacto con las familias con necesidades especiales y con los residentes ancianos. Nos estamos asegurando que nuestros residentes más vulnerables obtengan la atención adecuada. Por favor, comuníquese con nosotros si sabe de alguien en la comunidad que necesite nuestra ayuda.

When is the Pool Opening?

The construction portion of the pool deck project was completed back in December 2019. There were a few blueprint modifications requested by the Building Department that have delayed the opening of the pool deck. The plumbing and electrical have already received approval. The final is still pending.

The engineer retained by the Association submitted a city-requested plan revision that was approved on 03/12/2020. By the time you receive this newsletter, the Association should have a final approval from the Building Department. As soon as the final is issued, the Health Department will be called onsite to give their OK. Management has been in close contact with the Health Department to expedite the process.

We apologize for the delay. The pool deck will soon be open for all to enjoy!

¿Cuándo abrirá la piscina?

La parte de construcción del proyecto se terminó en diciembre del 2019. El departamento de Construcción de la Ciudad requirió que se hicieran ciertas modificaciones que han demorado la apertura de la piscina. La plomería y la electricidad ya fueron aprobadas. Pero el permiso final todavía está pendiente.

El ingeniero contratado por la Asociación sometió una revisión del plan solicitado por la Ciudad que fue aprobado el 12 de marzo. Para cuando usted reciba este boletín, la Asociación ya deberá tener la aprobación final del Departamento de Construcción de la Ciudad. Tan pronto como se reciba, se llamará al Departamento de Salud para que venga a dar su visto bueno. La Administración ha estado en contacto con el Departamento de Salud para tratar de acelerar el proceso.

Nos disculpamos por estas demoras. ¡Pronto todo estará listo para su disfrute!



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ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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Fumigation Services

Did you know fumigation services are included with your maintenance fee? Each unit is entitled to one fumigation per month at no additional cost. Our fumigation program helps keep pests under control. Only 20% of the community is enrolled in the monthly fumigation program. The licensed professionals that service our community recommend 50% participation for optimal effectiveness. Contact the management office at 305-858-3891 today to enroll in the fumigation program.

Servicios de fumigación

¿Sabía usted que los servicios de fumigación están incluidos con su pago de mantenimiento? Cada unidad tiene derecho a una fumigación mensual sin cargo alguno. Nuestro programa de fumigación mantiene los insectos bajo control. Pero solo el 20% de la comunidad está inscrito en el programa de fumigación mensual. Los profesionales licenciados que dan servicio a nuestra comunidad recomiendan un 50% de participación para una efectividad óptima. Contacte la oficina de administración al (305) 858-3891 para inscribirse en el programa de fumigación.

Reservations

All recreational courts are subject to use reservations. If you wish to reserve a court, you may do so through the management office if it is available. If you are using a court without a reservation, you will have to leave if there's a reservation on file by another resident. It does not matter that there is only one court with basketball hoops and the others are not being used. You must reserve a court to ensure your use at a particular time. Only one reservation may be made per unit at any given time. Multiple reservations for multiple days and times are not permitted. To make a reservation, please contact the management office by calling (305) 858-3891. You can also email your reservation request to admin@bplace2.com.

Reservaciones

Todas las canchas deportivas está sujetas a reservaciones para su uso. Si usted desea reservar una cancha, puede hacerlo a través de la oficina de mantenimiento si está disponible. Si usted usa una cancha si reservación tendrá que abandonarla si existe una reservación en la oficina para otro residente. No importa que solo haya una cancha con cestas de baloncesto y que las otras no se estén utilizando. Usted debe reservar una cancha para asegurar su uso a cierta hora. Solo se puede hacer una reservación por unidad al mismo tiempo. No se permiten reservaciones múltiples para varios días y horas. Para reservar, por favor, contacte la oficina de mantenimiento llamando al (305) 858-3891. También puede reservar por email a admin@bplace2.com.



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Coronavirus (COVID-19)

As of the draft of this communication (03/14/2020), six Miami-Dade County residents have tested positive for Coronavirus (COVID-19).

The Association is keenly focused on preparedness efforts to maintain a safe living and working environment for all. The health and well being of the community is of utmost importance to us. Management has, and will continue, to be in daily contact with local health officials to stay up-to-date with the latest recommendations.

STEPS THE ASSOCIATION IS TAKING:

- Enhanced cleaning regimes have been implemented.
- 30 touch-free hand sanitizing stations have been installed throughout the community. (Please make use of them. Encourage those around you to do the same).
- The staff has been briefed on the advice given by Public Health officials.
- Bulk purchase of disinfecting materials to secure inventory
- Management has established a thorough business continuity plan to stay operational in the event of quarantine.
- Closing all recreational areas until further notice.

HERE ARE SOME PREVENTIVE STEPS YOU CAN TAKE TO PROTECT YOURSELF:

- Avoid close contact with people who are sick.
- Avoid touching your eyes, nose, and mouth with unwashed hands.
- Wash your hands often with soap and water for at least 20 seconds.
- Use an alcohol-based hand sanitizer that contains at least 60% alcohol if soap and water are not available.

Coronavirus (COVID-19)

En los momentos en que escribimos esta comunicación (3/14/2020) seis residentes del Condado Miami-Dade han dado positivo al virus. La Asociación está enfocada en realizar todos los esfuerzos necesarios para estar preparados y mantener un entorno saludable para vivir y trabajar. La Administración ha estado hasta ahora, y continuará estando, en contacto diario con las autoridades de salud locales para mantenernos al día con las últimas recomendaciones.

PASOS QUE ESTÁ TOMANDO LA ASOCIACIÓN:

- *Se ha implementado un aumento en el sistema de limpieza.*
- *Se han instalado 30 estaciones de dispensadores de desinfectante para las manos a lo largo de toda la comunidad. (Por favor, úselos. Y aconseje a los que están a su alrededor que hagan lo mismo).*
- *Se le ha informado al personal sobre los consejos emitidos por los funcionarios de salud pública.*
- *Se compró material desinfectante al por mayor para asegurar que siempre tendremos inventario disponible.*
- *La Administración ha establecido un plan para mantenerse operacional en una estricta cuarentena.*
- *Cerrando todas las áreas recreativas hasta nuevo aviso.*

AQUÍ, LE RECORDAMOS LAS MEDIDAS PREVENTIVAS PARA PROTEGERSE, QUE USTED POSIBLEMENTE YA CONOCE:

- *Evite contacto cercano con personas que están enfermas.*
- *Evite tocarse los ojos, la nariz y la boca sin antes lavarse las manos.*
- *Lávese las manos a menudo con agua y jabón, por lo menos por 20 minutos*
- *Use una solución a base de alcohol, por lo menos al 60% cuando no le sea posible lavarse las manos con agua y jabón.*

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Water-Saving Tips

As part of a community, it is vital that all residents be proactive in reporting leaks so that management can address them immediately and eliminate any potential damage that may be caused by leaks. The following is a list of tips suggested for all residents to put into practice:

- Check faucets and pipes for leaks.
- A small drip from a worn faucet washer can waste 20 gallons of water per day. Larger leaks can waste hundreds of gallons.
- Don't use the toilet as an ashtray or wastebasket.
- Every time you flush a cigarette butt, facial tissue or other small bits of trash, five to seven gallons of water is wasted.
- Check your toilets for leaks.
- Put a little food coloring in your toilet tank. If without flushing, the color begins to appear in the bowl within 30 minutes, you have a leak that should be repaired immediately. Most replacement parts are inexpensive and easy to install. The Maintenance Staff will install flappers at no cost.
- Take shorter showers.
- One way to cut down on water use is to turn off the shower after soaping up, then turn it back on to rinse. A four-minute shower uses approximately 20 to 40 gallons of water.
- Turn off the water while brushing teeth.
- Use your dishwasher and clothes washer for only full loads.



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



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

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Excellent References
Resume Available on Request

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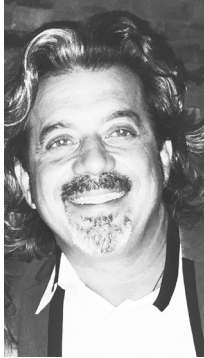
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PHASE I

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

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