



THE BUGLE

at Brickell Place Phase II

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

Volume 15 Issue 5

November 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...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 Thanksgiving

The Board of Directors would like to wish everyone in the community, the staff, and their families a very Happy Thanksgiving. November is a time to be thankful, a time to remember and to embrace those that enrich our lives. To add a little something special to your Thanksgiving evening, keep an eye out as the holiday lights will be illuminated along the Brickell Avenue frontage before the end of the night, as is customary.

Feliz Día de Acción de Gracias

La Junta de Directores les desea a todos en nuestra comunidad, a nuestro personal y a sus familias un feliz Día de Acción de Gracias. Noviembre es un mes para agradecer, para recordar y apreciar todo aquello que enriquece nuestras vidas. Para añadir algo especial a nuestra noche de Acción de Gracias, manténgase pendiente de nuestra avenida Brickell que esa noche estrenará la iluminación navideña de este año.

2019-2020 Annual Budget

The Board of Directors approved the 2019-2020 budget, adding to a string of years with NO INCREASE in maintenance fees for Brickell Place Phase II. As promised this time last year, the pool deck project is in its final stages WITHOUT a special assessment.

Presupuesto 2019-2020

La Junta de Directores aprobó el presupuesto 2019-2020 continuando nuestra costumbre de NO AUMENTAR los cargos por mantenimiento en Brickell Place Phase II. Como se prometió a fin del año pasado, ya el proyecto de instalación de las losetas de los alrededores de la piscina está en su etapa final SIN IMPONER cargos adicionales.

Cooling Tower Update

The engineering firm retained by the Association completed the cooling tower drawings and specifications. The Association is currently soliciting bids that adhere to a comprehensive RFP (Request For Proposal). Installation will take place either in January or February of 2020. The community will be updated in the coming weeks.

Sobre las torres de enfriamiento

La firma de ingenieros contratada por la Asociación terminó los planos y especificaciones para las torres de enfriamiento. La Asociación está solicitando ofertas que se ajusten a nuestras necesidades. La instalación tendrá lugar en enero o febrero de 2020. Se pondrá al día a la comunidad sobre el progreso en las próximas semanas.

Pool Deck Project

The pool deck project is nearing completion! Residents and their guests will soon be able to enjoy, among other things, the new pool, Jacuzzi and kiddie pool. As with most major projects, the final details need extra attention and therefore can be time consuming, but rest assured that we are working diligently to wrap things up ASAP. An inaugural ceremony will be announced soon.

El proyecto de la piscina


¡El proyecto de la piscina está a punto de concluirse! Los residentes y sus invitados pronto podrán disfrutar, entre otras cosas, de la nueva piscina, Jacuzzi y piscina de niños. Como todo proyecto importante, los detalles finales requieren atención especial, y por lo tanto suelen tomar bastante tiempo, pero podemos asegurarles que estamos trabajando diligentemente para terminar lo antes posible. Pronto haremos un anuncio sobre la ceremonia de inauguración.

Maintenance Update

- The tennis courts were pressure washed and barrier walls painted
- All of the structural elements, including the townhouses, that face the pool deck were plastered and painted
- Both the annual fire sprinkler and fire alarm inspections were conducted
- The planters in the front of the community were prepped for the installation of seasonal flowers
- The children's indoor playroom and outdoor playground were painted

El mantenimiento al día


- *Las canchas de tenis se lavaron a presión y se pintaron las paredes*
- *Todos los elementos estructurales, incluyendo los "townhouses" frente a la piscina se empañetaron y pintaron*
- *se realizó la inspección anual de los aspersores y las alarmas de fuego*
- *se prepararon los canteros al frente de la comunidad para la instalación de las flores de la estación*
- *se pintaron las áreas de juegos infantiles, tanto el salón interior como el sector junto parque infantil exterior*



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

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

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

SEMSCH
REALTY

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.

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 Journalism Scholarship

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.

A Thanksgiving Blessing

May your stuffing be tasty
 May your turkey plump,
 May your potatoes and gravy
 Have nary a lump.
 May your yams be delicious
 And your pies take the prize,
 And may your Thanksgiving dinner
 Stay off your thighs!

-Unknown



BERKSHIRE HATHAWAY
 HomeServices
 EWM Realty

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



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

Brickell Place Resident for over 25 years- EXPERTISE COUNTS!

FOR SALE - 25 UNITS

Bedrooms	Total Units	Price Range
3BR	4 UNITS	\$699K - \$999K
2BR	13 UNITS	\$450K - \$1.5M
1BR	8 UNITS	\$325K - \$378K

FOR RENT - 17 UNITS

Bedrooms	Total Units	Price Range
3BR	2 UNITS	\$4,200 - \$5,750
2BR	5 UNITS	\$2,700 - \$3,300
1BR	10 UNITS	\$1,750 - \$2,300

SOLD RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1905	1/1/1	\$245,000	\$225,000	Aug-19
A1001	2/2	\$490,000	\$450,000	Jun-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
B511	2/2	\$374,000	\$355,000	Jun-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)	8
AVERAGE DAYS ON MKT	119 DAYS
AVERAGE SOLD \$/SQFT	\$270/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	12
UNITS SOLD (6 months)	1
AVERAGE DAYS ON MKT	95
AVERAGE SOLD \$/SQFT	\$298/SQFT

Thanksgiving Quotations

- What we're really talking about is a wonderful day set aside on the fourth Thursday of November when no one diets. I mean, why else would they call it Thanksgiving? – Erma Bombeck
- Who does not thank for little will not thank for much. – Estonian proverb
- Got no check books, got no banks. Still I'd like to express my thanks – I got the sun in the mornin' and the moon at night. – Irving Berlin
- The unthankful heart... discovers no mercies; but let the thankful heart sweep through the day and, as the magnet finds the iron, so it will find, in every hour, some heavenly blessings! – Henry Ward Beecher
- Best of all is it to preserve everything in a pure, still heart, and let there be for every pulse a thanksgiving, and for every breath a song. – Konrad von Gesner
- An optimist is a person who starts a new diet on Thanksgiving Day. – Irv Kupcinet
- Not what we say about our blessings, but how we use them, is the true measure of our thanksgiving. – WT Purkiser
- I love Thanksgiving turkey—it's the only time in Los Angeles that you see natural breasts. – Arnold Schwarzenegger
- Gratitude makes sense of our past, brings peace for today, and creates a vision for tomorrow. – Melody Beattie
- None is more impoverished than the one who has no gratitude. Gratitude is a currency that we can mint for ourselves, and spend without fear of bankruptcy. – Fred De Witt Van Amburgh
- Be thankful for what you have; you'll end up having more. If you concentrate on what you don't have, you will never, ever have enough. – Oprah Winfrey
- The Pilgrims made seven times more graves than huts. No Americans have been more impoverished than these who, nevertheless, set aside a day of thanksgiving. – H.U. Westermayer
- Thanksgiving Day is a jewel, to set in the hearts of honest men; but be careful that you do not take the day, and leave out the gratitude. – E.P. Powell
- As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them. – John Fitzgerald Kennedy
- Thanksgiving, after all, is a word of action. – W.J. Cameron
- He who thanks but with the lips, thanks but in part; the full, the true Thanksgiving comes from the heart. – J.A. Shedd



We Do It for You

Time 2 Organize it!

End of the Year Promotion
40% Discount for Any Service

We Organize Your:

HOME (ANY ROOM) / OFFICE
STORAGE / GARAGE / DOCUMENTS

786 768-5994

@time2organizeit

time2organizeit@gmail.com

stellar
Public Adjusting Services
Professional Insurance Claim Representation

**GOT PROPERTY DAMAGE?
GET HELP NOW!**

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?

**RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS**

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

STELLARADJUSTING.COM

**MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069**

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.

License #P175224

Leftover Turkey Pot Pie

A perfect way to use leftover turkey. This pie tastes yummy, and will feed up to eight hungry people.

INGREDIENTS

- 1 recipe pastry for a (10 inch) double crust pie
- 4 tablespoons butter, divided
- 1 small onion, minced
- 2 stalks celery, chopped
- 2 carrots, diced
- 3 tablespoons dried parsley
- 1 teaspoon dried oregano
- salt and pepper to taste
- 2 cubes chicken bouillon
- 2 cups water
- 3 potatoes, peeled and cubed
- 1 1/2 cups cubed cooked turkey
- 3 tablespoons all-purpose flour
- 1/2 cup milk

DIRECTIONS

Preheat oven to 425 degrees F. Roll out bottom pie crust, press into a 10 inch pie pan, and set aside. Melt 2 tablespoons butter in a large skillet over medium heat; add the onion, celery, carrots, parsley, oregano, and salt and pepper. Cook and stir until the vegetables are soft. Stir in the bouillon and water. Bring mixture to a boil. Stir in the potatoes, and cook until tender but still firm. In a medium saucepan, melt the remaining 2 tablespoons butter. Stir in the turkey and flour. Add the milk, and heat through. Stir the turkey mixture into the vegetable mixture, and cook until thickened. Cool slightly, then pour mixture into the unbaked pie shell. Roll out the top crust, and place on top of filling. Flute edges, and make 4 slits in the top crust to let out steam. Bake in the preheated oven for 15 minutes. Reduce oven temperature to 350 degrees F (175 degrees C), and continue baking for 20 minutes, or until crust is golden brown.



Yes, eeeverything!

INDIVIDUAL HEALTH INSURANCE

SHOP, QUOTE & ENROLL TODAY!
GET COVERED TOMORROW!

How do these plans help ME?

- \$50 office visits: no referrals needed!
- \$25 Rx copays!
- \$75 Urgent Care visits!
- 3 year Guarantee with Pre-Ex!
- \$2,500 Deductibles!

SUBSIDIES TO REDUCE YOUR COST

**NO PRE-EXISTING
PLANS FOR YOU, YOUR FAMILY
OR YOUR EMPLOYEES**

WE ALSO INSURE:

Homeowners • Auto
General Liability • Life Insurance

305-357-5605

www.WeInsureEverything.com

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 / Bal Harbour

Two Locations to Better Serve You:

9456 Harding Avenue, Surfside, FL
Phone (305)866-2626 Fax (305)866-2204
4011 W. Flagler St. Ste. 506, Coral Gables, FL
Phone (305)643-1444 Fax (305)643-0447

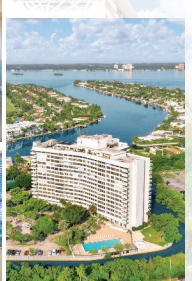
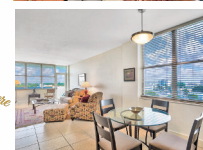
Under Contract

7441 WAYNE AVE, #6J
MIAMI BEACH, FL

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

Call Now!
Rosa Jacquelin
(786) 239-1283

Love Where You Live!



www.SignatureHomesOfMiami.com

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.



CENTRY AIR DESIGNS

FREE ESTIMATES IN NEW UNITS

100% FINANCING
0% APR FOR 60 MONTHS! WCA
Bad credit no problem. Call for a fast approval.

FREE SERVICE CALL with repair \$85 value



Save money on your electric bill by installing a high efficiency A/C unit with low monthly payments

AIR DUCT CLEANERS SPECIALIST
 Do You Suffer From: Nasal Problems • Migraines
 Eye Irritation • Allergies • Asthma • Bronchitis?

IF QUALITY IS IN YOUR AIR DUCTS, IT'S IN YOUR LUNGS

AIR DUCT CLEANING PLATINUM PACKAGE


\$25

 Per Vent

\$69.99

 Per Vents Unlimited
AC TUNE-UP
 • Complete System Diagnostic
 • Drain Line Flush
 • 25 Point AC Check
Expires 12/31/2019

\$280

A/C Complete TUNE-UP
 24 point inspection
 Coil Cleaning • Blower Cleaning • Flush Drain
 • Free Refrigerant Recharge up to 3lb.
Expires 12/31/2019

☎ 305-400-9973

WWW.CENTRYAIRDESIGNS.COM

 Dade • Broward • Palm Beach
 Proudly Serving Your Area for over 34 years






State Licensed & Insured
 CACO 1816147

“Your Local Expert With a Global Reach”

IF THE FOLLOWING IS IMPORTANT TO YOU...

- Honesty and integrity
- Knowledge of purchase/selling process
- Responsiveness and accessibility
- Communication skills
- Negotiation skills

THEN CALL ME, IF YOU'RE THINKING OF BUYING OR SELLING YOUR HOME



Global Real Estate Advisor

YOLANDA MEDINA

(305) 812-1402

ymedina@onesothebysrealty.com

ONE | Sotheby's
INTERNATIONAL REALTY