



# BRICKELL PLACE

## Phase I

### Monthly Newsletter

Volume 14 Issue 10

A Newsletter for the Residents of the Brickell Place Phase I Condominium Association

April 2021

#### BRICKELL PLACE PHASE I ASSOCIATION, INC.

1901 Brickell Ave., Miami, FL 33129  
<https://brickellplace.buildinglink.com>

#### ASSOCIATION OFFICERS

**President** ..... Caridy Patino  
**Vice President** ..... Patrick Burbank  
**Treasurer** ..... Roberto Hiribarne  
**Secretary** ..... Katya Rehders  
**Director** ..... Oscar Rojas

#### PROPERTY STAFF

**Gen. Manager** ..... Danielle Perez  
**Admin. Assistant** ..... Roxana Fuentes  
**Bookkeeper** ..... Yhipsis Dumenigo  
**Building Engineer** ..... Laura Conejos  
**Housekeeping Sup.** ..... Armando Pacheco  
**Valet Supervisor** ..... Humberto Zelaya  
**Security Supervisor** ..... Jesús Torres

#### IMPORTANT NUMBERS

**Main** ..... 305-854-5343  
**Fax** ..... 305-854-0466  
**Management** ..... Option 1  
**Front Gate** ..... Option 2  
**Security** ..... Option 3  
**Receiving** ..... Option 4  
**Valet** ..... Option 5  
**Maintenance** ..... Option 6  
**Emails** ..... [manager@brickellplace.net](mailto:manager@brickellplace.net)  
    [assistant@brickellplace.net](mailto:assistant@brickellplace.net)  
    [admin@brickellplace.net](mailto:admin@brickellplace.net)  
    [office@brickellplace.net](mailto:office@brickellplace.net)  
    [BuildingEngineer@brickellplace.net](mailto:BuildingEngineer@brickellplace.net)  
    [operations@brickellplace.net](mailto:operations@brickellplace.net)

#### OFFICE HOURS

**Monday - Friday** ..... 8:30 am - 5:00 pm

**DISCLAIMER:** The Brickell Place Condominium board of directors and Newsletter editors assume no responsibility for the advertisements in this newsletter. The newsletter publication by Coastal Group Publications, is free for the association and is funded by the advertisements. Brickell Place Condo in no way endorses or has any relationship with the vendors advertising in the newsletter. Furthermore, the editorial content of the newsletter expresses the view of the authors, which may occasionally differ from the view of a majority of the board of directors. The information provided in the newsletter may be subject to errors and omissions and should be verified by the readers before taking action.



## BOD MEETING (4/13/2021) SUMMARY

The meeting covered the following points:

#### ASSOCIATION FINANCES

- Showed an improvement of reduction of the operating deficit from negative \$108k to positive \$13k from January to March. We will continue working together with the Finance Committee to look for ways to improve the health of the financials and aiming to continue with the positive trend without affecting the value of our property, as for example, avoid unnecessary expenses like the one found by the Board has discovered that the Association has been paying duplicate of Workers' Compensation Insurance to two different companies since 2019, valued in \$60k/year.
- The approved budget for 2021 in lines such as Capital Improvements and Others seem to be misaligned with the current needs.



## BOARD MEETING

#### 40-YEAR RECERTIFICATION PROJECT UPDATE

- **THE BALCONY RELEASE PROCESS WAS EXPLAINED. IN SUMMARY:**
  - a. Pressure washing. While this is done please watch out for any leakages you may see and report them to [40years@brickellplace.net](mailto:40years@brickellplace.net)
  - b. Waterproofing is done with THREE (3) coats:
    - o Primer and base will be applied over 2 days
    - o Final topcoat application (1 day)
  - c. **PLEASE DO NOT WALK ON YOUR BALCONY OR PLACE FURNITURE DURING THESE DAYS UNTIL A FINAL INSPECTION IS MADE.** You will be notified when your balcony is cleared for access.
    - o Balcony Access light replacement purchased by the previous board (not part of the 40Y certification) currently under engineering and legal review.
    - o Questions and concerns (<mailto:40years@brickellplace.net>)

*Continued on page 2*

**Board (cont. from page 1)****IRMA UPDATE:**

Umpire to decide no later than May 25, 2021.

**Administration and Bookkeeping:**

Board decided to:

- Move inhouse some accounting activities by hiring a bookkeeper (see below)
- Stop issuing manually written checks including to the members of the board (this practice was common previously)

**New process for Prospective Tenant/Owner**

- Referral letters have been added as a requirement to the application packet.
- Prospective Tenant(s) or Owner(s) are required to attend an orientation & screening interview to receive approval from the Association.
- Formal Association approval is required to schedule move-ins.

**GRIEVANCE COMMITTEE  
IMPORTANT REMINDERS AND  
NEXT PHASE OF REGULATION  
ENFORCEMENT:**

- As a friendly reminder, residents are expected to abide by the BPCA's Rules and Regulations.

- Residents who violate the Rules and Regulations may be given a courtesy warning prior to the imposition of fines depending on the nature of the violation.
- Common offenses include, but are not limited to:
- Verified noise complaints;
- Utilizing the pool, the pool deck, gym, or bbq after hours and using glass containers
- Coming into the building wet and/or without shirt/shoes;
- Short-term rentals;

- Not picking up after support animals;
- Having support animals off-leash

**RULES AND REGULATIONS -  
REGARDING COMMERCIAL  
ACTIVITIES IN THE COMMON  
AREAS**

Rule: Except as otherwise approved by the Board of Directors, the common areas shall not be used for commercial purposes.

*Continued on page 3*

**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

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

**TIME IS RUNNING OUT  
TO GET PAID ON YOUR CLAIM**

**NO RECOVERY, NO FEE!**

**DON'T MISS THE DEADLINE**

**FREE SECOND OPINION INSPECTION**

**LOCAL PUBLIC ADJUSTERS READY TO INSPECT**

**CALL US TODAY FOR ANY TYPE OF CLAIM!**

**STELLARADJUSTING.COM**

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

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

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 #P11324

**FASTSTREAM**  
NETWORKS

**Bulk High Speed Internet and TV  
for Condo Associations**

**Fiber Directly to Each Unit**  
Fastest, Most Reliable Fiber Optic Internet Available

PH. 954-573-9093    [www.FastStreamNetworks.com](http://www.FastStreamNetworks.com)

**A BLIND WAREHOUSE**  
Blinds, Shutters & Motorized Shades  
GUARANTEED LOWEST PRICES  
Dependable & Quality Work  
In business 30 years with same phone number

**30% OFF**  
all shades  
and blinds  
until 5/30/21

[www.ablindwarehouse.com](http://www.ablindwarehouse.com)  
[info@ablindwarehouse.com](mailto:info@ablindwarehouse.com)  
[instagram@ablindwarehouse](https://www.instagram.com/ablindwarehouse)

**Free Installs  
& Estimates**

**305-598-3343**

Published monthly at no cost for the Brickell Place Phase I Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to ADVERTISE in one of our newsletters or to get AFREE newsletter for your property.

**Board** (cont. from page 2)

**Regulation:** A resident may apply to the Board for using a common area or common amenity directly or indirectly for a commercial purpose. The Board, at its sole discretion, may allow for such use provided:

- the service is exclusively for residents
- the use is beneficial to the health and wellness of the residents and
- the use does not unduly interfere with or impair the rights of other residents to enjoy the common area(s) or amenity.
- Any provider of commercial services in the common areas must meet the Association's requirements for contractor activity (i.e.: provide proof of

insurance, licenses, obtain waivers from participants, etc.).

**New Auditing Company:** BOD has approved the selection of a new Auditor for the 2020 Financials **Stroemer & Company, LLC**

BOD Meetings are planned to be held every second Tuesday of the month via Zoom. Please feel free to send questions for the next board meeting to [manager@brickellplace.net](mailto:manager@brickellplace.net), reference: Questions to BOD

**OTHER NEWS:****Office and Operations****Reorganization - Administration**

Roxana Fuentes will take more responsibilities as Administrative

Assistant, as she will be the single point of contact to resident's requests, including maintenance or repair. Also, a new Bookkeeping position has been added under Yhipsis Dumenigo. Both will report to the Manager Danielle Perez.

**Luz Gonzalez goes to new challenges.**

It saddens us to inform, our Assistant Property Manager Luz Gonzalez resigned and the last day will be April 23rd. We would like to thank Luz for all her years of assistance during her time here. She will surely be missed, and we wish her all the success ahead! Please feel free to stop by our office Monday-Friday 8:30 am-5:00 pm to wish her farewell and best wishes for the future!



PATRICKJAIMEZ PA

**Mobile (786)-277-7355**  
**Direct (305)-459-5019**  
**patrickjaimez@gmail.com**



GLOBAL  
LUXURY

**www.patrickjaimez.com**

**Hablo Español/Falo Português**  
**Selling Real Estate for over 20 years!**

# DON'T LET COVID-19 STALL YOUR SALE

*My exclusive marketing program will reach buyers quickly and virtually through:*

**Property Video Tour**  
**Online Advertising**  
**Social Media Posts**

**Property Website**  
**Customized Email Distribution**  
**Virtual Showings**

**CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET  
THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.**

**Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.**



## TAX HUMOR

Most people don't find doing their taxes particularly humorous. So here is a way to poke fun at all things related to taxes-forms, accountants, audits, and deductions!

If a lawyer and an IRS agent were both drowning, and you could only save one of them, would you go to lunch or read the paper?

What's the definition of an accountant? Someone who solves a problem you didn't know you had in a way you don't understand.

Why did the auditor cross the road? Because he looked in the file and that's what they did last year.

What do accountants suffer from that ordinary people don't? Depreciation.

For every tax problem there is a solution which is straightforward, uncomplicated, and wrong.

People who complain about paying their income tax can be divided into two types: men and women.

A businessman on his deathbed called his friend and said, "Bill, I want you to promise me that when I die you will have my remains cremated." "And what," his friend asked, "do you want me to do with your ashes?" The businessman said, "Just put them in an envelope and mail them to the Internal Revenue Service and write on the envelope, 'Now you have everything.'"

If you love something, set it free. If it comes back, it will always be yours. If it doesn't come back, it was never yours to begin with. But... If it just sits in your living room, messes up your stuff, eats your food, uses your telephone, takes your money, and doesn't appear to realize that you actually set it free in the first place, you either married it or gave birth to it. Either of which is probably tax deductible.

# HAPPY SPRING!



**BERKSHIRE  
HATHAWAY**  
HomeServices  
EWM Realty



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

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

**MIAMI-DADE COUNTY MARKET**  
1/1/2021 - 3/15/2021 Vs. 1/1/2020 - 3/15/2020

### TOTAL SALES

**▲26.9%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS

3,140 SALES VS. 2,476 SALES  
2021 VS. 2020

88.6% OF ALL CONDO SALES

### SUPPLY

**▼41%**

6.8 MONTHS  
2021 VS. 2020

JANUARY 1 - MARCH 15, 2021  
(74 DAYS)

### INVENTORY

**▼26.1%**

NO. OF HOMES  
FOR SALE IN THE MLS

8,797 ON MARCH 15, 2021  
VS.

11,898 ON MARCH 15, 2020

### MEDIAN PRICE

**▲10.2%**

\$270,000 VS. \$245,000  
2021 VS. 2020

JANUARY 1 - MARCH 15, 2021  
(74 DAYS)

**MIAMI MARKET IS MOVING**  
**Call Us For A Free Market Analysis today!**

### FOR SALE - 15 UNITS

Bedrooms	Total Units	Price Range
3BR	7 UNITS	\$575K - \$1.429K
2BR	4 UNITS	\$450K - \$1.6M
0BR-1BR	4 UNITS	\$200K - \$330K

### FOR RENT - 5 UNITS

Bedrooms	Total Units	Price Range
3BR	0 UNIT	
2BR	2 UNITS	\$2550 - \$2650
1BR	3 UNITS	\$1900 - \$2100

### CLOSED RECENTLY ( Last 45 days)

Unit #	BR/BA	List Price	Sold Price	Closed
A1602	1/2	\$319,000	\$291,105	Mar-21
A703	1/1/1	\$360,000	\$350,000	Mar-21
A1711	2/2	\$499,000	\$450,000	Feb-21
B2308	2/2	\$500,000	\$470,000	Feb-21
BPH10	3/3	\$999,999	\$960,000	Mar-21
D909	1/1	\$300,000	\$310,000	Mar-21
D1209	1/1/1	\$320,000	\$305,000	Mar-21
D803	1/1/1	\$340,000	\$316,000	Mar-21

## Tasty and Easy Springtime Recipe:

### *PENNE WITH CHICKEN AND ASPARAGUS*

#### Ingredients

- 1 (16 ounce) package dried penne pasta
- 5 tablespoons olive oil, divided
- 2 skinless, boneless chicken breast halves - cut into cubes
- salt and pepper to taste
- garlic powder to taste
- 1/2 cup low-sodium chicken broth
- 1 bunch slender asparagus spears, trimmed, cut on diagonal into 1-inch pieces
- 1 clove garlic, thinly sliced
- 1/4 cup Parmesan cheese



Bring a large pot of lightly salted water to boil. Add pasta, and cook until al dente, about 8 to 10 minutes. Drain, and set aside. Warm 3 tablespoons olive oil in a large skillet over medium-high heat. Stir in chicken, and season with salt, pepper, and garlic powder. Cook until chicken is cooked through and browned, about 5 minutes. Remove chicken to paper towels. Pour chicken broth into the skillet. Then stir in asparagus, garlic, and a pinch more garlic powder, salt, and pepper. Cover, and steam until the asparagus is just tender, about 5 to 10 minutes. Return chicken to the skillet, and warm through. Stir chicken mixture into pasta, and mix well. Let sit about 5 minutes. Drizzle with 2 tablespoons olive oil, stir again, then sprinkle with Parmesan cheese.



Ask me about your options to refinance your house with almost zero out of pocket!

Copyright ©2021 | NEXA Mortgage LLC  
Equal Housing Lender | NMLS #10654

## NEXA Mortgage

www.simialbo.com

**SIMI ALBO**  
Mortgage Loan Originator  
NMLS# 1967815  
salbo@nexamortgage.com  
(786) 247-7253

**\*SE HABLE ESPANOL**  
**FREE CONSULTATIONS**

- PURCHASE
- REFINANCE
- CONVENTIONAL
- VA
- FHA
- JUMBO
- FOREIGN INTL.
- AND MORE.



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.

## 786-486-9022

Excellent References  
Resume Available on Request

## ALEXANDRA MUNOZ

Owner & Head Trainer

**LET'S CONNECT!**

(786) 564-3226  
Alexandrabmunoz365@gmail.com  
@365Abundance  
Facebook.com/365abundance

PERSONAL & GROUP FITNESS TRAINING  
MIAMI, FL - ZOOM AVAILABLE  
ALL FITNESS LEVELS WELCOME  
PLEASE CONTACT ME FOR RATES & AVAILABILITY

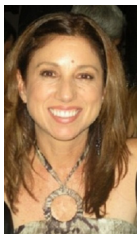


**BRICKELL PLACE CONDOMINIUM**

A-1865 Brickell Ave | B-1901 Brickell Ave  
C-1915 Brickell Ave | D-1925 Brickell Ave

*Sold within the past 3 Months*

APT #	BED	BATHS	SQ FT	SOLD PRICE
A-1411	2	2	1,362	\$430,000.00
A-1611	2	2	1,362	\$496,500.00
A-1806	1	1.5	1,064	\$325,000.00
B-1110	1	1.5	1,056	\$302,200.00
B-2406	1	1.5	1,064	\$285,000.00
C-901	2	2	1,567	\$500,000.00
C-1101	2	2	1,567	\$505,000.00
CCB	0	0	322	\$150,000.00
D-1908	3	2.5	2,124	\$800,000.00
D-2007	3	2.5	1,995	\$750,000.00
D-609	1	1.5	1,005	\$288,000.00



**Alyeska Semsch, RE Broker**  
**786-326-7655**  
Alyeska@semschrealty.com

**SEMSCH  
REALTY**

**MLS SEARCH: [www.SemschRealty.com](http://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.

## 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 Harbour / Bal Harbour

### Two Locations to Better Serve You

9456 Harding Ave.  
Surfside, FL 33154

4011 W. Flagler St.  
Coral Gables, FL 33134

**(305) 866-2626**

<http://www.dentistsurfside.com/>

Save money.  
Live safely.

- Enhances the beauty of your home, while increasing the value.
- Save money & protect your home effortlessly.
- Meet insurance eligibility requirements for your home.
- Prevent break-ins.



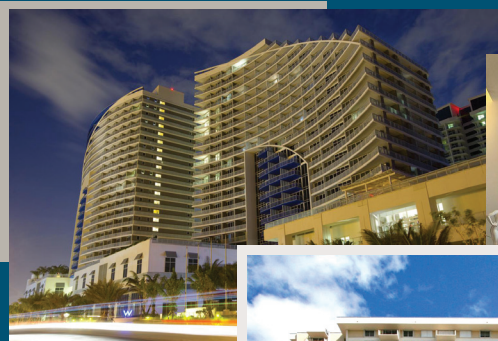
Over 10 years experience

[sales@bergerwindows.com](mailto:sales@bergerwindows.com)

3660 NW 126 Avenue Unit 12  
Coral Springs, FL 33065

# HURRICANE WINDOWS

More than just  
Hurricane Protection.



Call for your free estimate.



Season  
special

**\$25 OFF each Window  
\$125 OFF each Door**

Licensed & Insured

**1 855 546 7228**  
[www.bergerwindows.com](http://www.bergerwindows.com)



Over 10 years experience

Don't forget to ask about our other rebates and referral offers. Offer is only good for ES Impact Windows and doors, RC Aluminum, Galaxy, Certain restrictions apply. Ask for complete terms and conditions. Berger Windows & Doors reserves the right to terminate this offer at any time without any further notice.