



# BRICKELL PLACE

## Phase I

### Monthly Newsletter

Volume 12 Issue 9

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

February 2019

#### Brickell Place Phase I Association, Inc.

1901 Brickell Ave.  
Miami, Florida 33129

<https://brickellplace.mybuilding.org>

#### ASSOCIATION OFFICERS

President..... George Short  
Vice President..... Luis Blasini  
Treasurer..... Jean-Pierre Bado  
Secretary..... Alexandra Lange-Cortes  
Director..... Carlos Vaitman

#### PROPERTY STAFF

General Manager ....Ydaís J. Laya, LCAM  
Assistant Manager.....Luz González  
Admin. Assistant .....Elizabeth Chavez  
Operations Asst:..... Carlos Blanco  
Maintenance Sup.....Osmany Conde  
Housekeeping Sup. ....Armando Pacheco  
Valet Supervisor ..... Humberto Zelaya  
Security Supervisor..... Omar Morales

#### 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  
                            assistant@brickellplace.net

#### OFFICE HOURS

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

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## MANAGEMENT CORNER

### Results of the Annual Meeting/Election held on February 8, 2019

We are happy to announce the results of the election and reorganization of the new Directors of Brickell Place Condominium Association, Inc.

The new Board of Directors are as follows:

George Short, President  
Luis Blasini, Vice-President  
Jean-Pierre Bado, Treasurer  
Alexandra Lange-Cortes, Secretary  
Carlos Vaitman, Director



On behalf of the Board of Directors, we would like to thank all the Unit Owners who submitted their candidacy forms and participated in the election process. Thanks to every single owner who voted, who showed interest and got involved in this election. We hope everybody stays interested and engaged.

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### Deadline to Remove Personal Items from Parking Garage (March 8, 2019)

Dear Residents:

As per the rules and regulations of Brickell Place Phase I, no items are allowed in the parking spaces at any time. Anything else besides your vehicle is considered a hazard in the garage. Please remove your items by March 8th, 2019. Thank you for your cooperation on this matter.

Management  
BPCA I

## Don't Forget... Spring Forward...Fall Back...

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

**Be sure to set your clocks ahead one hour at 2 a.m. on Sunday, March 10<sup>th</sup>.**



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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### "FOR YOU WE GO THE XTRA MILE"

#### FOR SALE - 29 UNITS

Bedrooms	Total Units	Price Range
3BR	3 UNITS	\$1.2K - \$1.5M
2BR	16 UNITS	\$399K - \$1.6M
1BR	10 UNITS	\$254K - \$345K

#### FOR RENT - 16 UNITS

Bedrooms	Total Units	Price Range
3BR	0 UNIT	\$0
2BR	8 UNITS	\$2,600 - \$4,700
1BR	8 UNITS	\$1,800 - \$2,000

#### SOLD MOST RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1005	1/1/1	\$250,000	\$232,500	Nov-18
B808	2/2	\$525,000	\$510,000	Oct-18
B1509	3/2	\$745,000	\$680,000	Jan-19
B810	1/1/1	\$315,000	\$290,000	Oct-18
B1111	2/2	\$399,000	\$407,000	Dec-18
C1602	1/1/1	\$315,000	\$290,000	Jan-19
D703	1/2	\$345,000	\$310,000	Nov-18
D912	2/2	\$490,000	\$467,500	Nov-18
D501	2/2	\$499,000	\$460,000	Oct-18

#### PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	22
UNITS SOLD (6 months)	9
AVERAGE DAYS ON MKT	86 DAYS
AVERAGE SOLD \$/SQFT	<b>\$285/SQFT</b>

#### PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	7
UNITS SOLD (6 months)	8
AVERAGE DAYS ON MKT	97 DAYS
AVERAGE SOLD \$/SQFT	<b>\$318/SQFT</b>

## Get an Insurance Checkup

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People's lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you've sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you—you may find that the type of insurance you have is no longer necessary.

Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter's or homeowner's insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.



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**DOES YOUR DRAIN LINE NEED TO BE REPLACED?**

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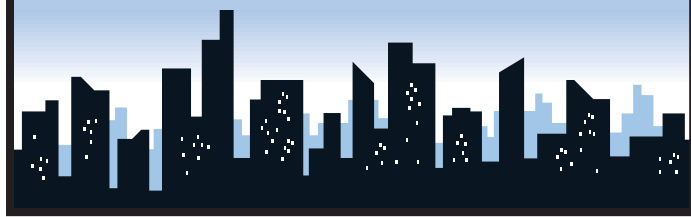
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- 2. Highest Caliber Crews and Drivers.** Drivers are the unsung heroes of the moving industry and have a big impact on the ease of your move. That's why we only hire the best, award-winning, tenured and fully-background checked crews.
- 3. Safety Record.** Suddath is a safety-first organization. We take pride in our ability to consistently maintain some of the highest safety ratings in our industry.
- 4. Range of Services.** Suddath offers a multitude of solutions to fit any budget or lifestyle. From packing and storage to convenience services and destination information, we have you covered.
- 5. Competitive Rates.** With all of the above, and so much more, Suddath still provides the best value at competitive rates. Let us prove it to you!

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