



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 12 Issue 12

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

May 2019

Brickell Place Phase I Association, Inc.

1901 Brickell Ave.

Miami, Florida 33129

<https://brickellplace.mybuilding.org>

ASSOCIATION OFFICERS

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Admin. Assistant Josephine Granados

Operations Asst. Elizabeth Chavez

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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NO PETS ALLOWED

As per the Initial Rules & Regulations of Brickell Place Condominium Association, Inc. is responsible for enforcing compliance with the building’s rules and regulations. In keeping with this objective, this is a courtesy reminder that the building’s rules and regulations specifically prohibit the keeping of pets within any unit or portion of the condominium property.

Any owners, residents, or guests who violate the building’s no-pet policy may be subject to legal and/or administrative action, including, without limitation, the levy of fines, temporary suspension of access to common facilities such as the building pool or gym, and emergency injunctive relief.

Further, any owner, resident, or guest who brings an animal onto the condominium property is completely and solely liable for any injuries or any damage to the condominium property or personal property caused by the animal. Any repair or cleaning/maintenance costs incurred by an animal will be charged in full to the owner.

-- Management

Management Corner

The Shipping & Receiving schedule has been updated as follows:

Monday-Friday

8:30 AM to 5:00 PM

Packages are available for pick up at the Shipping & Receiving Department located in Building ‘A’ on the second floor.

Monday-Friday

5:00 PM to 10:30 PM

Packages are available in coordination with Shipping & Receiving and Valet who will retrieve the packages for residents.

Saturday-Sunday & Holidays

8:00 AM to 10:30 PM

Packages previously received and logged in with the Shipping & Receiving Department are available in coordination with Shipping & Receiving as well as

Continued on page 2



Unit Owner Notice
IMPORTANT PAYMENT CHANGES

Dear Unit Owner,

As the managing agent for your property, we request that you please review the following important changes being made to the way we accept your condo monthly maintenance.

INTRODUCING ONLINE PAYMENTS

We are excited to introduce a fast, easy, and secure way for you to pay your condo monthly maintenance online through our new provider, **ClickPay**. Through this new platform, you can make automatic recurring or one-time payments online by all major credit and debit cards for a fee* or by e-check (ACH) from a bank account for free. As the new and **preferred way** of accepting payments, we invite you to get started by clicking the activation link emailed to you or by creating your account below. **Please note that we will no longer accept in-office payments.**

www.ClickPay.com/Brickell

- ① Click **Register** and then create your online profile with **ClickPay**
- ② **Connect Your Unit** using the account number found on your monthly statement
- ③ Set up **Automatic Payments** or click **Pay Now** to make one-time payments



* PAYMENTS MADE BY ALL MAJOR DEBIT CARDS ARE \$9.95. VISA, DISCOVER, AND MASTERCARD WILL INCUR A 2.95% FEE AND PAYMENTS MADE BY AMEX WILL INCUR A 3.95% FEE.

For help with your account, visit **ClickPay's** support center at **www.ClickPay.com/Help** for access to FAQ's, step-by-step walkthroughs, email and phone support, and live chat.

CHANGE TO MAILING ADDRESS FOR PAYMENTS

The mailing address for accepting payments made by paper check, money order, and Online Bill Pay has changed. If you pay by check or money order, please mail your payments to the address below moving forward. If you pay through your bank's Online Bill Pay feature, please log in to your online banking account and update the payee's address as listed below:

**P.O. Box 30268
Tampa, FL 33630**

Checks should continue to be made payable to the entity name listed on your statement. Include the remittance slip with your payments and make sure to include the account number found on your statement in the notes section of your check or your Online Bill Pay settings.

Ydaís J. Laya, LCAM
General Manager
BPCA |

Manager (cont. from page 1)

Valet who will retrieve the packages for residents.

Special Deliveries

Special deliveries such as medicine or food need to be coordinated in advance with Marilyn Carballo from the Shipping & Receiving Department. Please contact her Monday-Friday 8:30 AM to 5:00 PM at receiving@brickellplace.net or by calling (305) 854-5343 option 4.

Emergency Pickup

For urgent weekend deliveries or emergencies, please inform the guard at the TV room who will contact the manager.

PLEASE, ALSO NOTE:

- The Shipping & Receiving Department will only accept packages addressed to registered residents. Unregistered residents' packages will be returned to sender.
- Identification to retrieve packages may be required.
- **Effective immediately, no packages will be retrieved from the TV room.**



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BRICKELL PLACE

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Connect with us at www.brickellplace residents.com



Repair Requests
Submit and track work orders



Front Desk
Leave guest authorizations, instructions for staff, and more



Email & Text Notifications
Receive notifications for deliveries and announcements



Calendar
View building and neighborhood events, classes, etc.



Building Staff Directory
Find our staff's contact information, quickly and easily



Amenity Reservations
Create and monitor your amenity requests



Exclusive Offers and Local Services
Discover local businesses, vendor services, and offers



Bulletin Board
Post and view items for sale and much more



Building Library
Access announcements, documents, and building forms

BuildingLink Mobile App
Access your building anywhere, anytime



Available for iOS and Android

Please contact the Management Office if you have any questions at
(305) 854-5343 or admin@brickellplace.net



For additional information about BuildingLink.com, contact us at support@buildinglink.com or (877) 501-7117.

DISCLAIMER:

As a residential housing provider, Brickell Place Condominium Association, Inc. complies with all local, state and federal fair housing laws and regulations, including, without limitation, the making of reasonable accommodations to existing rules, policies, or practices, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling and public and common use areas.

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Fire Damage	Flood Damage	Hurricane Damage	Mold Damage

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Jose Luis Pere
 Real Estate Advisor
 JoseLuis@JLPere.com
 305.588.6498

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Lilia V Naar PA
 BP Resident
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 lilnaar@gmail.com



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

"FOR YOU WE GO THE XTRA MILE"

FOR SALE - 31 UNITS

Bedrooms	Total Units	Price Range
3BR	3 UNITS	\$890K - \$1.5M
2BR	17 UNITS	\$374K - \$1.6M
1BR	11 UNITS	\$250K - \$365K

FOR RENT - 20 UNITS

Bedrooms	Total Units	Price Range
3BR	0 UNITS	\$0
2BR	9 UNITS	\$2,550 - \$4,700
1BR	11 UNITS	\$1,800 - \$2,250

SOLD MOST RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1205	1/1/1	\$318,000	\$312,000	Mar-19
A1203	1/2	\$335,000	\$325,000	Feb-19
A2003	1/1/1	\$288,000	\$273,000	Apr-19
BPhX	2/3	\$900,000	\$850,000	Mar-19
B502	1/1	\$254,000	\$254,000	Dec-18
B2304	1/1/1	\$270,000	\$255,000	Apr-19
B1509	3/2	\$745,000	\$680,000	Jan-19
C1610	2/2	\$449,000	\$425,000	Mar-19
C1602	1/1	\$315,000	\$290,000	Jan-19

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	22
UNITS SOLD (6 months)	9
AVERAGE DAYS ON MKT	121 DAYS
AVERAGE SOLD \$/SQFT	\$299/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	9
UNITS SOLD (6 months)	3
AVERAGE DAYS ON MKT	112 DAYS
AVERAGE SOLD \$/SQFT	\$313/SQFT