



*Monthly Newsletter*

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

March 2021

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

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

**Gen. Manager.....** Danielle Perez  
**Assistant Manager.....** Luz González  
**Admin. Assistant .....** Roxana Fuentes  
**Building Engineer.....** Laura Conejos  
**Operations Asst.....** Gloria Trujillo  
**Housekeeping Sup. ....** Armando Pacheco  
**Valet Supervisor .....** Humberto Yelaya  
**Security Supervisor.....** Jesús Torres


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

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The meeting covered the following points:

- 
- ## BOARD MEETING
1. Update on Association Finances, which showed an operating deficit for the first month (January) of the new board administration from previous commitments. These are situations that happen occasionally, but we are already taking measures to revert the situation. In February, the deficit was reduced by half, and the efforts will continue to close the gap.
  2. New Interim Manager search was undertaken.
  3. 40-Year Recertification Project Update
    - a. The overall progress of the project including work on the towers and garage is 43%
    - b. Currently on budget and have achieved savings on overhead repairs on both buildings.
    - c. The first three lines on each building should be released in about 5 weeks, weather permitting.
    - d. Weekly progress report by CTC (email and TVs)
    - e. New email address to answer questions and concerns (40years@brickellplace.net)
  4. New elevated platform to be built around building B (west side) to allow vehicle crossing during work on that facade.
  5. Resolution Creating Committees Purposes:
    - a. Finance: Assist Treasurer, Board, and Management in preparing the annual budget and reserve study.
    - b. Construction: Assisting the Board and Management in the oversight of capital projects and the construction activity related to such projects
    - c. Grievance: To determine whether to confirm or reject the fine or suspension levied by the board; hear unit owner's claims regarding the



*Continued on page 2*

**Board (cont. from page 1)**

damaged or lost property; hear owner's requests regarding waivers and/or exemptions to the rules and regulations where permitted by the rules and regulations.

6. BOD Meetings are planned to be held every second Tuesday of the month via Zoom.

**NEW CHARCOAL BBQS READY TO USE.**

The new charcoal BBQ grills are being installed in the BBQ area to replace the faulty gas ones that were previously there. Please note that residents are now required to bring their own charcoal. There will be a \$50.00 cleaning fee which is refundable if you elect to clean **the grill** and the rented area yourself (after use), and a \$150 security deposit fee which is refundable if there is no property damage.

**New Manager: Danielle Perez**

Danielle Perez was designated as our new Manager after many interviews from a large pool of candidates. She is a Licensed Manager with previous experience in condos in the area. We welcome her and appreciate her willingness to take this responsibility with such short notice.

**NEW MEMBER OF THE BPCA FAMILY**

With the arrival Angeline, born March 19. All the blessings to Marilyn Carballo (Shipping and Receiving) and family, and we wish them a beautiful and fruitful life.

**Fire Detection Systems:**

1. Fire alarm automatic dialer installed and operating.
2. Fire Alarm Panel already installed, waiting for inspection from the city.

**THE RESPECTFUL BPCA NEIGHBOR:**

Help us keep our building pleasant and in good shape. Find below some relevant reminders and issues reported during the month that need your cooperation:

1. **Brickell Place Rules & Regulations reminder, signed by residents and proprietors when decided for BPCA I:** *Each OWNER of a Condominium Parcel (hereinafter referred to as "OWNER") shall regulate and be responsible for the occupancy and use of his parcel so as not to unreasonably disturb other*

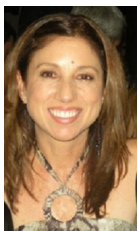
*Continued on page 3*

**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



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

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**North Tower at the Turnberry Isles**  
**Point Delvista Towers Aventura Marina**  
**AND SO MANY MORE!**

**SOLD IN 3 DAYS!**

**I CAN SELL YOURS TOO, ASK ME HOW!**

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

owners and residents and the general operation of the Condominium Property. No OWNER shall allow any disturbing noises in the building nor interfere with the rights, comforts or conveniences of other owners or residents. No OWNER shall permit to be played upon any musical instrument or operate, or suffer to be operated, a phonograph, television, radio or hi-fi stereo equipment in the OWNER'S apartment unit between the hours of 11:00 PM and 9:00 AM, if same shall disturb and annoy other owners or residents of the building. OWNER will use all reasonable effort to minimize noise or noises emanating from his apartment. **Please be considerate to your fellow neighbors.**

2. **Inappropriate use of Trash Chute:** a carpet was thrown down the Trash Chute and caused the compactor to jam and stop working, requiring the need to have the compactor serviced. We remind you that boxes and large waste should not be thrown down the Trash Chute. If you need help disposing large objects, please contact the TV ROOM (305-854-5343 ext. 204) who will call housekeeping to have someone come and assist you. We will also be providing notice to all residents on when the bulk trash dumpster is to be scheduled.
3. **Needed to re-enforce new Gym Rules and Etiquette (Covid Pandemic):**
  - Lobby Level Cardio Room: Maximum capacity is currently 3 persons at a time – first come first serve.
  - 2nd Floor Gym: Maximum Capacity is currently 12 persons at a time – first come first serve.
  - Proper use of adequate MASKS/facial coverings are required at ALL times (if drinking water, the mask may be momentarily taken off, but MUST be put back on immediately after). When drinking water, you MUST remain stationary and away from others (10 feet minimum).
  - More information available at the gym and via the email sent March 2 (Updated Gymnasium Rules / Reglas del Gimnasio Actualizadas)

**WHAT IS COMING:**

1. Simpler processes to reserve amenities and communicate within the Association.
2. Simpler collection processes to reduce delinquency, reported at 3.75% by February.

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