



# THE BUGLE

## at Brickell Place Phase II

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

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**BP** | **PHASE II**  
**AI** | **SE**



### BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129  
admin@bplace2.com

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Monday - Friday ..... 8-4:30 pm

## HURRICANE SEASON NOTICE

Experts are forecasting an abnormally active hurricane season. Scientists at Colorado University predict up to 17 named storms, 8 hurricanes and 4 major hurricanes for 2021. Elevated predictions are taking into account warmer than average Atlantic waters which provide fuel for storms.

Don't wait until a hurricane warning. The best time to start is before a threat is imminent. Here's what you need to know:

- Plan your evacuation route well ahead of time.
- Keep non-perishable emergency supplies on hand.
- Take an inventory of your personal property.
- Review your insurance policy.
- Take steps to protect your home (if you have shutters, now is a good time to make sure they are working properly).
- Have a plan for your pets.



## AVISO DE TEMPORADA DE HURACANES

*Los expertos pronostican una temporada de huracanes anormalmente activa. Los científicos de la Universidad de Colorado predicen hasta 17 tormentas con nombre, 8 huracanes y 4 huracanes mayor para 2021. Las predicciones elevadas tienen en cuenta aguas del Atlántico más cálidas que proporcionan combustible para las tormentas.*

*No espere hasta una advertencia de huracán. El mejor momento para comenzar es antes de que una amenaza sea inminente. Esto es lo que necesita saber:*

- Planifique su ruta de evacuación con mucha anticipación.
- Tenga a mano suministros de emergencia no perecederos.
- Haga un inventario de su propiedad personal.
- Revise su póliza de seguro.
- Tome medidas para proteger su hogar (si tiene contraventanas, ahora es un buen momento para asegurarse de que funcionen correctamente).
- Tenga un plan para sus mascotas.

## MANAGEMENT REPORT

- The annual backflow prevention inspection was conducted. The system exceeded all safety standards.
- All 30+ storage doors were sanded, painted and new number plates added.
- New energy efficient lights were installed in the bike/paddle board room along with a motion sensor.
- New controllers were installed in the mechanical room to better regulate the RPMs of the HVAC pumps, which in turn will extend mechanical life and increase efficiency.
- A 3 inch diameter fire sprinkler main that feeds the C Building lobby and party room was replaced.
- An HVAC compressor in the C Building was replaced.
- The generator's control board was replaced. This is a critical preventative repair that adds to community readiness ahead of hurricane season.
- All of the bougainvillea on either side of the entrance ramp were replaced. New dirt was also added.
- Another 150 linear feet of fire sprinklers lines were replaced in the lower garage. This is part of a larger plan to preventatively replace all lines that are showing wear.
- Several large flower pots by the BBQ area were replaced.

## INFORME DE GESTIÓN

- Se realizó la inspección anual de prevención de reflujo. El sistema superó todos los estándares de seguridad.
- Más de 30 puertas de almacenamiento se lijaron, pintaron y se agregaron nuevas placas de matrícula.
- Se instalaron nuevas luces de bajo consumo en la sala de bicicletas/tablas-de-remo junto con un sensor de movimiento.
- Se instalaron nuevos controladores en la sala de máquinas para regular mejor los RPM de las bombas HVAC, lo que a su vez extenderá la vida útil mecánica y aumentará la eficiencia.
- Se reemplazó una tubería principal de rociadores contra incendios de 3 pulgadas de diámetro que alimenta el vestíbulo del edificio C y la sala de fiestas.
- Se reemplazó un compresor HVAC en el edificio C.
- Se reemplazó el tablero de control del generador. Esta es una reparación preventiva crítica que se suma a la preparación de la comunidad antes de la temporada de huracanes.
- Se reemplazaron todas las buganvillas a ambos lados de la rampa de entrada. También se agregó tierra nueva.
- Otros 150 pies lineales de líneas de rociadores contra incendios fueron reemplazados en la parte inferior. Esto es parte de un plan más amplio para reemplazar preventivamente todas las líneas que están mostrando desgaste.
- Se reemplazaron varias macetas grandes junto al área de barbacoa.

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## QUALITY OF LIFE

Brickell Place is a slice of paradise. Please help us keep it that way by cleaning up your pet's mess using doggy bags at the exits and Dog Run and preventing pets from urinating in the common areas.

Our playground is large and the adjacent lawn is a pleasant place to play for kids. The BBQ area and the bay walk are not playgrounds and are not safe for kids to play.

If you smoke, do so outside your balcony. You can take the time to enjoy your view and take in some fresh ocean air. You cannot imagine how much that is appreciated by your non-smoking neighbors.



## CALIDAD DE VIDA

*Brickell Place es un pedacito de paraíso. Ayúdenos a mantenerlo así limpiando el desorden de su mascota usando bolsas para perros en las salidas y área de perros y evitando que las mascotas orinen en las áreas comunes.*

*Nuestro patio de recreo es grande y el césped adyacente es un lugar agradable para que los niños jueguen. El área de barbacoa y el paseo por la bahía no son áreas de juego y no son seguras para que jueguen los niños.*

*Si fuma, hágalo fuera de su balcón. Puede tomarse el tiempo para disfrutar de la vista y respirar el aire fresco del océano. No puede imaginarse cuánto aprecian sus vecinos no fumadores.*

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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.



## 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!



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### 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



1. 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.
2. 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.
3. 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.
4. 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.



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