



THE BUGLE

at Brickell Place Phase II

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

Volume 14 Issue 11

May 2019

BP | PHASE II AI | ASE



Brickell Place Phase II Association, Inc.

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

ASSOCIATION OFFICERS

President Fabian Wisniacki
Vice President Lenin Sanchez
Secretary Lillian Castañeda
Treasurer Miglene Marrero
Director Rene Raffo
Director Gilberto Alvarez

PROPERTY STAFF

Property Manager Javier Zayas-Bazán
Admin. Asst. Rebeca Font-Romero
Bookkeeping Adelayne Socarrás
Housekeeping Supervisor .. Jose Marquez
Security Director Amet Aguilar
Asst. Security Director Jorge Garcia
Maintenance Asst Natalie Barcia
Plumbing Roberto Gómez
Electrical Leandro Alvarez
Air Conditioning Jesús Quiñones
Painting Lino Gonzalez
General Julian Ore
Valet Supervisor Ernesto Castro

IMPORTANT NUMBERS

Main 305-858-3891
Fax 305-858-9319
Convenience Store 305-285-0400

OFFICE HOURS

Monday - Friday 8-4:30 pm

Pool Project: Thanks for Your Input

The Board of Directors extends its gratitude to those owners and residents who took the time to share their opinions regarding the paver tones, borders, tile trim and colors, and installation patterns.

Pool Project Update

The construction work for the pool and deck is on schedule for substantial completion in July (depending on favorable weather). Health Dept. clearance is required before swimming so a specific date cannot yet be determined. The new swimming pool concrete slabs have been poured and the walls are being formed and prepped for a final concrete pour. New gates will be installed to conform with safety code requirements, including a gate around the kiddie pool.



Proyecto de la piscina: Gracias por su aportación

La Junta de Directores desea expresarle su agradecimiento a aquellos propietarios que se tomaron el tiempo de compartir sus opiniones sobre los tonos de las losetas, de los bordes, los colores y los patrones de instalación.

El proyecto de la piscina al día

El trabajo de construcción de la piscina y sus alrededores está avanzando según previsto y se espera que esté terminado en el mes de julio (dependiendo de que tengamos un tiempo favorable). Se requiere un permiso del Departamento de Salud para que se pueda usar la piscina, por lo que es imposible determinar una fecha precisa. Ya se ha vertido el concreto para las losas de la piscina y las paredes se están formando y preparando para el vaciado final de concreto. Se instalarán nuevas verjas de acuerdo con los requerimientos del código de seguridad, incluyendo una verja alrededor de la piscina infantil.

The 2019 Hurricane Season is less than a Month Away

Though meteorologists are predicting a weaker than average hurricane season, we need to be prepared as early in advance as possible! This issue is dedicated to informing you about what to expect should a storm threaten BPP2 and how to prepare before, during, and after a storm.

HURRICANE INFORMATION SPECIFIC BRICKELL PLACE PHASE II RESIDENTS

In the case of a storm emergency:

Management will post updates on the digital bulletin boards.

Shutters

Maintenance personnel will be concentrating their attention on securing the common elements. Therefore, owner requests to enter units and close shutters may not be possible to undertake. Please take precautions long in advance.

Make sure your shutters are closing and fastening properly. A professional company is required to repair and install shutters but the Association's maintenance personnel can ensure that they function and provide basic maintenance service. Call the management office for more information.

A/C, Water and Power Supply

The A/C system and water circulation may be shut down before a storm. Should there be an electricity blackout, the emergency backup generator will power emergency lighting and one elevator per tower.

Balconies

DO NOT LEAVE ANYTHING OUTSIDE IN THE BALCONY.

Insurance

Make sure you know what your homeowner's insurance covers; for example: automobile(s) and the contents inside your unit such as paintings, furnishings, personal property, fixtures, finishes, etc. Read your policy and/or consult an insurance agent for information regarding such coverage. Take pictures of your unit and contents prior to a storm to assist in the preparation of a claim.

Parking

A storm surge or substantial rainfall may cause flooding in the 1st floor. Residents are permitted to park their vehicles in the 2nd floor visitor parking at their own risk for the duration of the storm. Visitors will not be permitted to park inside the property once a hurricane warning is issued. The entrance gates and exits will remain open during a storm.

Special Needs and Other Matters

If you or someone in your household has special needs, you should contact the management office to notify it of any arrangements required to assist in an evacuation or emergency response situation.

Continued on page 3



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Hurricanes (cont. from page 2)

If you remain in your unit during a storm and the windows break, the safest place to evacuate to is the east stairwell (nearest to the bay). Remain there with the doors closed until the storm subsides.

Even if you have impact windows or shutters, you should stay from your windows if you remain in your unit.

GENERAL PREPARATION TIPS

Emergency Notices and Evacuations

During the storm, all routine Municipal and Association services may be suspended until the storm emergency is lifted.

Evacuation notices by governmental authorities should be followed. You should not wait till the last minute to evacuate. Roads can become clogged with traffic and gas can become scarce. It is better to be proactive and have a plan for going to a shelter, a safe place away from the evacuation area, or leaving the storm track long before a storm threatens landfall. Think of relatives you can stay with or a place you can visit. Keep in mind too, airports will become extraordinarily busy as a storm approaches. Transportation options will dissipate quickly.

To begin preparing, you should build an emergency kit and make a family communications plan. Learn community hurricane evacuation routes. Determine what shelter you would go to and how you would get there if you needed to evacuate

Building an Emergency Hurricane Kit

You should have:

- Plenty of batteries
- At least one flashlight
- plenty of bottled water
- Canned food and non-perishable foodstuffs, baby food (including pet food)
- A battery powered radio
- All insurance paper work, important legal documents (in a plastic water-tight bag)
- Prescription medicine (including pet medication)
- Hygiene supplies (feminine, toiletries, pampers,
- First Aid kit
- Plenty of Cash on hand
- A car charger for all cell phones
- A digital camera or camcorder (for documenting post-storm damage)

NOW IS THE TIME TO BE PREPARED!

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En menos de un mes comienza la temporada de huracanes 2019

Aunque los meteorólogos predicen una temporada de huracanes más ligera que de costumbre, necesitamos estar preparados tan pronto como sea posible. Esta edición del Bugle está dedicada a informarle sobre qué esperar si una tormenta amenazara a BPP2 y cómo prepararse antes, durante y después de la tormenta.

Información pertinente específicamente para los residentes de Brickell Place Phase II en caso de huracán

En el caso de una emergencia de tormenta:
La administración publicará avisos y noticias en las pantallas digitales junto a los elevadores.

Contraventanas (shutters)
El personal de mantenimiento estará

concentrando su atención en asegurar los elementos comunes. Por lo tanto, puede que no sea posible atender los pedidos de entrar en las unidades y cerrar las contraventanas. Por favor, tome precauciones con suficiente tiempo.

Asegúrese de que sus contraventanas están cerrando adecuadamente. Se requieren los servicios de una compañía profesional para reparar e instalar las contraventanas, pero el personal de mantenimiento de la Asociación puede asegurarse de que funcionan y le proporcionarán mantenimiento básico. Llame a la oficina de mantenimiento para más información.




Aire Acondicionado, agua y energía eléctrica
Es posible que sea necesario cortar el servicio de aire acondicionado y agua antes de la tormenta.

Si fallase el servicio eléctrico, funcionará nuestro generador de emergencia para iluminar los pasillos y poner en funcionamiento un elevador por edificio.


Balcones
NO DEJE NADA AFUERA EN SU BALCÓN.

Seguro
Tome fotos de su unidad y su contenido con anterioridad a la tormenta para facilitar la preparación de un reclamo al seguro.


Pasa a la página 5



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BP Resident
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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

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

Huracanes (viene de la página 4)

Estacionamiento

Una tormenta con lluvia abundante pudiera causar la inundación del primer nivel. Por lo tanto, se le permitirá a los residentes estacionar su vehículo en los espacios para visitantes del segundo nivel, a su propio riesgo, por el tiempo de duración de la tormenta. No se le permitirá a los visitantes estacionarse dentro de la propiedad una vez que se emita el aviso de huracán.

Los portones de entrada y salida a la propiedad permanecerán abiertos durante la tormenta.

Necesidades especiales y otros asuntos

Si usted o alguien en su familia tuviese necesidades especiales, usted debe contactar a la oficina de mantenimiento para notificarle de cualquier arreglo especial que se requiera para asistirlo en el caso de una evacuación de emergencia.

Si usted decidiese permanecer en su unidad durante la tormenta y se rompiesen las ventanas, el lugar más seguro para evacuar es las escaleras del lado este del edificio (aquellas que se encuentran más cerca de la bahía). Permanezca ahí, con las puertas cerradas, hasta que pase la tormenta.

Aunque usted tenga ventanas con cristales de impacto o contraventanas, usted debe permanecer alejando de las ventanas si va a permanecer en su unidad.

CONSEJOS GENERALES EN CASO DE HURACÁN

Notificación de emergencia y evacuaciones

Durante la tormenta, todos los servicios municipales y de la

asociación serían suspendidos hasta que pase el estado de emergencia.

Deben obedecerse las notificaciones de evacuación de las autoridades gubernamentales. No debe esperar hasta el último minuto para evacuar. Las calles estarán colmadas de vehículos y escaseará la gasolina. Es mejor tomar una actitud proactiva y contar con un plan para ir a un refugio, a un lugar fuera del área de evacuación o abandonar el área por la que pasará el huracán con suficiente tiempo antes de la llegada de la tormenta. Piense en parientes o amigos con los que pudiera pasar la emergencia o en algún otro lugar que pueda visitar durante ese tiempo. Recuerde, también, que los aeropuertos estarán sumamente congestionados según se acerca la tormenta y otras opciones de transportación se disiparán rápidamente.

Para comenzar a prepararse, debe armar un botiquín de emergencia y crear un plan de comunicación familiar.

Infórmese sobre las rutas de evacuación de la comunidad. Determine a qué refugio acudiría y cómo llegaría a él si

fuese necesario evacuar.

Cómo armar un botiquín de emergencia

Debe incluir:

- Bastantes pilas (baterías)
- Por lo menos una linterna
- Suficiente agua embotellada para varios días
- Comida enlatada y que no requiera refrigeración, comida para el bebé y la mascota
- Un radio de batería o solar
- Todos los documentos del seguro, documentos legales importantes guardados dentro de una bolsa plástica a prueba de agua
- Medicinas recetadas, incluyendo las de la mascota
- Artículos de higiene (femeninos, cosméticos, pampers)
- Artículos de primeros auxilios
- Bastante dinero en efectivo
- Cargador de automóvil para teléfonos celulares
- Una cámara digital para documentar los daños causados por la tormenta

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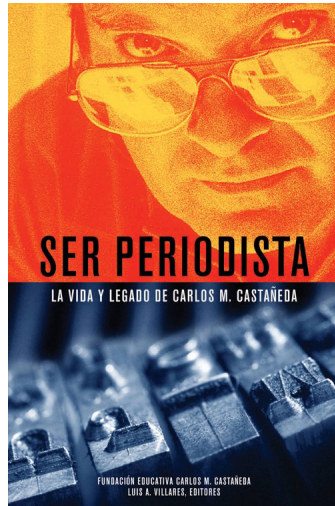
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la vida y legado de Carlos M. Castañeda

El libro *Ser periodista* plasma en sus paginas las décadas que dedicó Carlos M. Castañeda a su pasión, el periodismo. Contiene sus conferencias y charlas mas ilustrativas, en las que Castañeda identifica las técnicas para lograr un periodismo de excelencia. También se presentan en el libro algunos de sus escritos como ejemplo de su ejecutoria a lo largo de su exitosa carrera. Por ultimo, se incluye la percepción que nos ofrecen algunos de los colegas de esta innovadora figura del periodismo latinoamericano. Varios periodistas que conocieron bien su trayectoria destacan la importancia que tuvo Castañeda en el desarrollo del periodismo en Puerto Rico y en las Américas y narran, en interesantes anécdotas, lo que para este gran Maestro significaba ser periodista. Para más información sobre este libro, vea www.fecmc.org o escriba a fecmc@me.com



**★ Have a safe
Memorial
Weekend! ★**

Memorial Day marks the beginning of the summer recreation season. It is also a time for accidents. Make sure that you and your family are safe this Memorial Day weekend by remembering these simple safety tips.

Drive Safely: More people will be on the road on Memorial Day weekend, making for congested roads and highways. Don't forget to always wear your seatbelt, and observe all posted traffic signs and speed limits. It is especially important for children to be in proper child safety seats in your car. And never drink and drive!

Play Safely: If you are going to be spending time near or on the water, don't forget to be safe. If you will be on a boat, wear a life jacket, follow all boating rules, and don't operate a boat while drinking. If you will be swimming, remember to swim with a buddy, swim only in safe water, and never dive into shallow water. All children should be supervised at all times around any type of water. If you will be spending any time in the sun, don't forget to use sunscreen and wear a hat.

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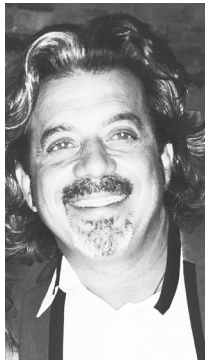
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