



Phase I

Monthly Newsletter

Volume 14 Issue 11

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

May 2021

**BRICKELL PLACE PHASE I
ASSOCIATION, INC.**

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

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Vice President Patrick Burbank
Treasurer Roberto Hiribarne
Secretary Katya Rehders
Director Oscar Rojas

PROPERTY STAFF

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Admin. Assistant Roxana Fuentes
Bookkeeper Yhipsis Dumenigo
Housekeeping Sup...... Armando Pacheco
Valet Supervisor Humberto Zelaya
Security Supervisor..... Jesús Torres

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Security	Option 3
Receiving	Option 4
Valet	Option 5
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OFFICE HOURS

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



BOD Meeting (5/11/2021) Summary

The meeting covered the following points:

ELECTRIC VEHICLES CHARGERS PROJECT

It is estimated one in five vehicles sold in the U.S. will be battery-powered by 2030. In Florida alone, electric vehicle ownership has increased more than 300% since 2013, making it the fourth largest EV state in the country. About the interest that owners may have and although the number is still low, the state has initiated a project to install chargers in



BOARD MEETING

- Level 1: Any connector you have at home. No installation or additional charging equipment required.
- Level 2: Requires special charging equipment. These are usually found in workplaces and public charging stations.

The project will be initiated in Level 1, using or internal resources, and Labor and materials at the expense of the resident requesting the service.

The resident will pay a monthly flat fee to the association to cover the power consumption of the vehicle:

Full electric car	\$30
Hybrid car	\$20
Small batteries	\$15

The Level 2, to be executed later in designated parking spaces to be selected

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Continued on page 2

Board (cont. from page 1)

to have fast charging stations, and will be available for residents and visitors, two (2) double stations to be installed first.

The Association is currently asking for quotes from different companies to select the vendor.

GYM PROJECT: UPDATE

An adequate high traffic area paint was needed - we have chosen a semi-gloss finishing which is more durable (repainting in progress by our in-house staff). Also, the mirrors are being professionally installed (pending installation of 3 more pre-ordered mirrors - 2 doubles and a single. Existing mirror correction by manufacturer is still needed). In depth invoice analysis has been conducted and discrepancies found that we will need to resolve for goods and services not properly performed. We need to review them with some of the relevant vendors. Preventive bi-monthly maintenance plan has been chosen at \$415 per visit to properly protect our investment.

A list has been made by the gym committee and a survey is now being conducted by equipment provider & management to correct existing warranty issues.

UPDATE: WORKERS' COMPENSATION INSURANCE

The Board has discovered that the Association has been paying duplicate Workers' Compensation Insurance to two different companies since 2019. Approximately \$60K of unnecessary expenses.

Brown & Brown has refunded us with those monies from 2019 and 2021 for a total of \$27,194. Refund for 2020 is pending.

40Y RECERTIFICATION: WHAT IS INCLUDED?**Doors and Windows Caulking**

As part of the 40 years recertification, CTC will apply caulking "as needed" on the following areas:

- Concrete-to-Metal around sliding doors and regular doors in balconies.
- Concrete-to-Metal portion of the windows.

Metal-to-Metal or Metal-to-Glass caulking is not included.

As part of the 40 years recertification, no caulking will be applied in the following areas:

- Metal-to-Metal was NOT included.
- Metal-to-Glass was NOT included.

Shutters are a problem.

- The shutters over the windows were NOT part of the 40 years recertification project.
- According to ACG, shutters are responsible for 40-50% of the water intrusion.
- Many shutter tracks are not well maintained, or attachment point not properly sealed.
- All floors are interconnected via metal structure.

Painting

- Painting the railings was NOT part of the project.
- Painting sliding doors, doors and windows was NOT part of the project.
- Painting the composite fiber boards below some windows was NOT part of the project.

Continued on page 3

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Board (cont. from page 2)**40Y RECERTIFICATION: CHANGE ORDERS****Change Order #5: Paint on Railings**

- Painting for old railings from swing stages Total Cost CTC : \$242,804.80.
- ~30% of the railings are projected to be changed.
- The plan is to do this with In-house staff.
- Status: **Rejected.**

Change Order #6: Soffit Lights

- Replacement for 409 soffit lights 6'' warm lights.
- Total Cost: \$77,710.
- Status: **Approved.**

Change Order #4: Caulking.

- Metal-to-Metal and Shutters Sealing (see diagram).
- Total Cost: unknown (pending revision).
- Following recommendation from ACG to mitigate water intrusion.
- Status: **Pending.**

**HAPPY
MEMORIAL
DAY!**

have a safe and
happy
Memorial Day
weekend :))



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SUMMER ROLLS WITH PEANUT DIPPING SAUCE

INGREDIENTS

For Summer Rolls:

3 oz. rice vermicelli noodles
12 large shrimp, peeled and deveined
1 large carrot, julienned
2 cucumbers, julienned
8 oz. Napa cabbage, thinly sliced
1 tbsp. fish sauce
1 tbsp. brown sugar
1/4 c. rice vinegar
12 large rice paper sheets
2 tbsp. black sesame seeds
12 fresh mint leaves
12 fresh basil leaves

For Peanut Sauce:

1/2 c. smooth peanut butter
1 tbsp. low-sodium soy sauce
2 tbsp. rice vinegar
1 clove garlic, grated
1 tbsp. freshly grated ginger
4 tbsp. boiling water
1/4 c. crushed, peanuts, for serving

DIRECTIONS

For Summer Rolls:

Place noodles in medium heatproof bowl, cover with boiling water; let stand about 5 minutes or until just tender, drain. Using kitchen scissors, cut noodles into random lengths. Meanwhile, poach shrimp in salted boiling water until they just become pink and opaque. Rinse under cold water, then slice in half lengthwise. In a medium bowl, mix noodles, carrot, cucumber, cabbage, fish sauce, sugar, and vinegar; toss gently to combine. To assemble rolls, place a sheet of rice paper in medium bowl of warm water until just softened; lift sheet carefully from water, placing it on a tea-towel-covered board with a corner point facing towards you. Place some of the vegetable filling horizontally in center of sheet, top with one mint leaf, one basil leaf, 3 shrimp halves, and sesame



seeds. Fold corner point facing you up over filling; roll sheet to enclose filling, folding in sides after first complete turn of roll. Repeat with remaining sheets.

For Peanut Sauce:

Whisk peanut butter, soy sauce, vinegar, garlic, ginger, and boiling water until smooth. Top with peanuts and sesame seeds and serve alongside rolls.

BHHS EWM MARKET REPORT Q1

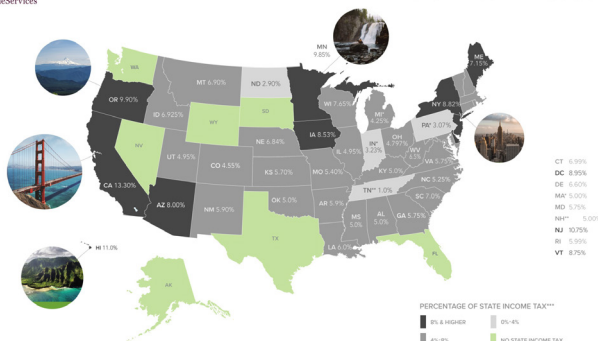
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State Income Taxes are still a driving force for why 661 new residents every day are moving to Florida.

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MEET THE TWO FOR ONE TEAM - AND GET YOUR PROPERTY SOLD

<https://www.youtube.com/watch?v=pHrAxVhwE3w>

Our Ceo's take on the market - watch youtube above

Buyers and Investors are moving to Florida as we are one of the seven states with no state tax. 16 states lost population whereas FL has 661 new residents every day. 13.5% of Baby boomers retiring in FL. More domestic buyers are buying vs international buyers from 5 years ago. There is a 45% increase in condo sales this year

FOR SALE - 15 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3BR	7 UNITS	\$1429-839K
2BR	7 UNITS	\$1839-449,900
1BR	1 UNITS	\$500k

CLOSED LAST 30 DAYS - 3 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
APH-9	3 / 3	\$990K	\$960K	April
DPH08	2 / 3	\$750k	\$725k	April
A606	1 / 1.5	\$315K	\$307K	April

Detect-a-Leak Week

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.



One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.

Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.

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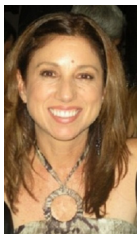
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BRICKELL PLACE CONDOMINIUM

A-1865 Brickell Ave | B-1901 Brickell Ave
C-1915 Brickell Ave | D-1925 Brickell Ave

Sold within the last 60 days

APT #	BED	BATHS	SQ FT	SOLD PRICE
A-PH 9	3	3	2,541	\$960,000.00
A-1212	2	2	1,362	\$442,500.00
A-703	1	1.5	1,064	\$350,000.00
A-602	1	1.5	1,064	\$302,500.00
A-1602	1	1.5	1,064	\$291,105.00
A-201	Studio		284	\$145,000.00
A-606	1	1.5	1,040	\$307,000.00
B-609	3	2.5	2,133	\$750,000.00
B-PH-10	3	3	2,721	\$960,000.00
B-2301	2	2	1,661	\$500,000.00
D-PH-1	3	3	2,340	\$1,050,000.00
D-704	3	2.5	1,746	\$600,000.00
D-803	1	1.5	1,005	\$316,000.00



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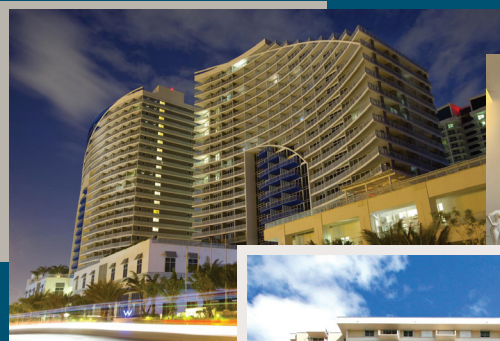
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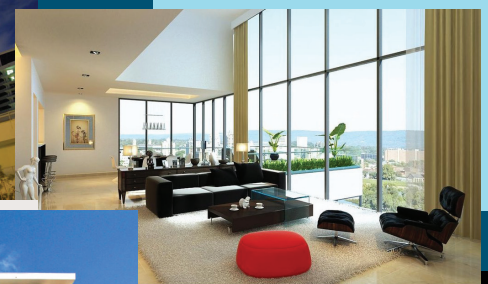
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