



# Phase I

*Monthly Newsletter*

Volume 14 Issue 12

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

June 2021

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

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

## ASSOCIATION OFFICERS

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

## PROPERTY STAFF

**Gen. Manager**..... Danielle Perez  
**Admin. Assistant** ..... Roxana Fuentes  
**Bookkeeper** ..... Yhipsis Dumenigo  
**Maintenance Supervisor**... Franklin Rojas  
**Housekeeping Sup.**..... Armando Pacheco  
**Valet Supervisor** ..... Humberto Zelaya

## IMPORTANT NUMBERS

<b>Main</b> .....	305-854-5343
<b>Fax</b> .....	305-854-0466
<b>Management</b> .....	Option 1
<b>Front Gate</b> .....	Option 2
<b>Security</b> .....	Option 3
<b>Receiving</b> .....	Option 4
<b>Valet</b> .....	Option 5
<b>Emails</b> .....	manager@brickellplace.net
	admin@brickellplace.net
	accounting@brickellplace.net

## OFFICE HOURS

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

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## MESSAGE FROM THE BOARD

Dear neighbors:

As customary, we want to make the best use of this monthly newsletter to keep you as best possible informed. Thus, we want to go back to January 2021 when we decided to serve you as board members, reminding you of our platform pillars.

Then, we mentioned that **our first pillar was transparency** when informing of the general situation of our building and our association. In general, the current board and the management have been focused on moving forward in the direction we promised to focus on when we decided to propose ourselves to serve you as members of the board. These monthly letters and monthly open BOD meetings aim to give you the best possible picture of the situation at the moment, and we will continue to do so.

The **second pillar was Safety and Security** and as announced in our open Board of Directors monthly conference on June 8, we announced the first steps to having in-house by the first week of July. These days, you will see the transitioning process, with new security personnel who are “shadowing” the existing ORNA personal to get familiar with building and processes. At the same time, the board and the management have been working on revising the processes and procedures to strengthen the safety and security of our community. Bear in mind that we will be focusing on complying with the Association’s By-Laws, and separate communications will soon be issued on these matters.

The **third pillar, Proper Planning** was truly relevant during May, as the Association was impacted dramatically with an increase of 32% versus the 2021 insurance approved budget (approved in November 2020) for approximately the same coverages, which says that there is a lot of room for improvement in this

*Continued on page 2*

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

area. For those who have not been able to follow what we have done to make the adequate preparations for the 2022 budget, we have arranged a Finance Committee (building owners who have kindly offered their time and experience) that is working on making an adequate budget for 2022. We will continue working in this area in the following months.

**The pillar Improve Operations** brought some changes have been taken since the new board took over, including replacing profiles as we want to have better control of our administration, we have hired an internal bookkeeper (Yhipsis Dumenigo) who together with our Admin Assistant Roxana Fuentes and our Interim Manager Danielle Perez have been able to run the administration of the building without impacting the quality. We are grateful for their dedication and support.

From the maintenance perspective, we have hired a new maintenance supervisor, Franklin Rojas, who with his team, has started to take over some of the maintenance needs that previously were hired to third parties. We hope this action becomes a cost-saving effort plus the advantage of creating internal know-how of the most common issues that need to be addressed.

Other matters that cover wide areas and discussed during the BOD Meeting, here is a summary:

**Workers' compensation refunds:** The management together with the finance team some weeks ago found out that the Association paid redundantly for Workers Compensation Insurance to two companies (ADT and Paychex). On this, we were able to get refunds of \$43,471 for the years 2019, 20, and 2021.

**Unexpected and unbudgeted Costs:**

ADT is the company that handles internal security systems and fire alarm maintenance. They have claimed 22 invoices (for services between Nov 2019 – Jan 2021) for a total of \$51,376.23 that have not been paid.

The Association is reviewing the invoices about the service contract(s) because it has identified charges that appear to have been erroneously billed.

**40Y Certification**

The project's overall progress, including work on the towers, townhouses, and garage, is at about 49% of completion. We are also in the process of hiring an outside engineering firm to review the progress and processes of the 40-year recertification work when reaching 50%, since it is always prudent to have a second set of expert "eyes" when undertaking such a complicated project.

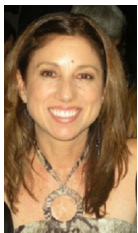
As a reminder, we also ask you to please not to go out on your balcony for at least 24 hours after application of each waterproofing coat (three coats); management will advise you when the waterproofing and punch list process is complete, and balconies are released back to residents.

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

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## Fireworks Safety

To help you celebrate safely this Fourth of July, the Consumer Product Safety Commission and the National Council on Fireworks Safety offer the following safety tips:

- Always read and follow label directions.
- Have an adult present.
- Buy from reliable sellers.
- Use outdoors only.
- Always have water handy (a garden hose and a bucket).
- Never experiment or make your own fireworks.
- Light only one firework at a time.
- Never re-light a "dud" firework (wait 15 to 20 minutes and then soak it in a bucket of water).
- Never give fireworks to small children.
- If necessary, store fireworks in a cool, dry place.
- Dispose of fireworks properly by soaking them in water and then disposing of them in your trashcan.
- Never throw or point fireworks at other people.
- Never carry fireworks in your pocket.
- Never shoot fireworks in metal or glass containers.
- The shooter should always wear eye protection and never have any part of the body over the firework.
- Stay away from illegal explosives.



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**BHHS EWM MARKET REPORT Q1**<https://www.ewminight.com/>**PURCHASING: A BETTER OPTION THAN RENTING***Purchasing Locks in your costs, whereas renting does not.*

With mortgage rates hovering around 3% today, it is generally accepted that the debate of "rent vs. buy" generally falls squarely into the "buy" category. For example, the principal and interest payment on a \$500,000 30 year fixed rate mortgage at an annual rate of 3% is \$2,108.02 per month. It would be difficult to find a comparable rental home for that amount of money in today's market. Understanding of course that buying also includes insurance, real estate taxes

and other expenses not associated with renting, buying is still very compelling, especially when considering locking in a 30-year fixed rate mortgage at today's historically low rates and the potential for value appreciation. Owning a home also provides the peace of mind in knowing that you are in control of your housing. And of course, there are other positive financial reasons such as personal income tax benefits. We believe that even though there are currently inventory challenges in South Florida, the opportunities to begin the path to ownership are plentiful.

**FOR SALE - 18 UNITS**

<u>BEDROOMS</u>	<u>TOTAL UNITS</u>	<u>PRICE RANGE</u>
3 BR	8 units	\$839k-\$1.795
2 BR	9 units	\$449,900-\$1.550
1 BR	1 unit	\$350k

Information provided from MLS and outside sources deemed accurate but not guaranteed



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**MEET THE TWO FOR ONE TEAM -  
AND GET YOUR PROPERTY SOLD****Moving Into Q2 2021 and Beyond**

We anticipate increased activity related to the returning international travelers, coupled with a growing number of domestic buyers. When you compare product, value, and the intangibles, such as weather and easy access of air travel, we are simply unmatched in this arena.

**CLOSED LAST 30 DAYS - 6 UNITS**

<u>UNIT</u>	<u>BR/BA</u>	<u>LIST PRICE</u>	<u>SOLD PRICE</u>	<u>CLOSED</u>
A904	1/1	\$329K	\$319,500K	May-21
A1612	2/2	\$500k	\$455k	May-21
D1508	3/3	\$895K	\$810K	May-21

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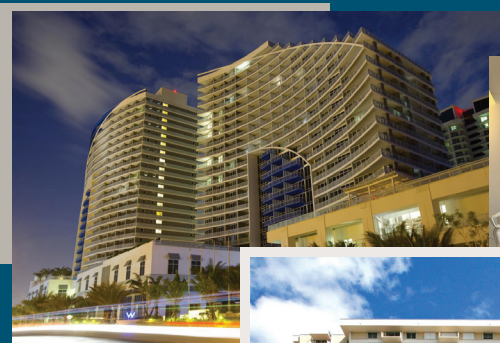
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Coral Springs, FL 33065

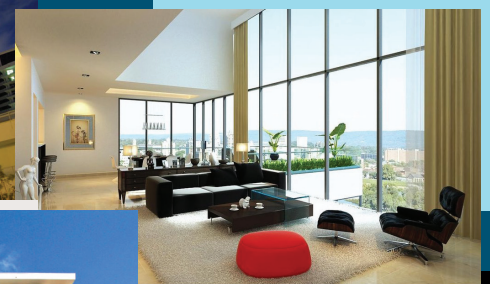
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