



THE BUGLE

at Brickell Place Phase II

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

Volume 16 Issue 12

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BP | **PHASE II**
AI | **E**



BRICKELL PLACE PHASE II Association, Inc.

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ASSOCIATION OFFICERS

President Fabian Wisniacki
Vice President Lenin Sanchez
Treasurer Miglene Marrero
Secretary Gilberto Alvarez
Director Carlos Granier
Director Heinz Schutz
Director Rene Raffo

PROPERTY STAFF

Property Manager...Randy Suarez, LCAM
Admin. Asst...... Rebeca Font-Romero
Bookkeeping Adelayne Socarrás
Housekeeping Supervisor...Jose Marquez
Security Director..... Amet Aguilar
Asst. Security Director..... Jorge Garcia
Maintenance Asst Laura Becerra
Plumbing..... Roberto Gómez
Electrical Leandro Alvarez
Air Conditioning..... Jesús Quiñones
Painting Armando Pons
General..... Julian Ore

IMPORTANT NUMBERS

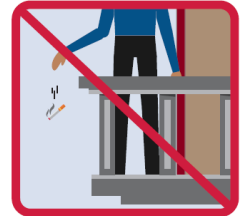
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OFFICE HOURS

Monday - Friday 8-4:30 pm

Notice To Cigarette Smokers

If you allow the smoking of cigarettes inside your unit, please understand that it negatively affects your neighbors. It is unfair for your neighbors to be involuntarily exposed to the persistent presence of cigarette smoke inside their homes.



Please do not permit the smoking of cigarettes within the indoor confines of your unit. Use your balcony area instead and close the sliding glass door so that the smoke does not invade indoor airspace and continue to be a pervasive nuisance for your neighbors.

Also, and this is critical, PLEASE do not throw cigarettes off your balcony. It burns holes in awnings, lands on your neighbors' car(s), and litters the property.

Aviso A Los Fumadores De Cigarrillos

Si permite fumar cigarrillos dentro de su unidad, comprenda que afecta negativamente a sus vecinos. Es injusto que sus vecinos se expongan involuntariamente a la presencia persistente de humo de cigarrillo dentro de sus hogares.

No permita fumar cigarrillos dentro de los límites interiores de su unidad. En su lugar, use el área de su balcón y cierre la puerta corrediza de vidrio para que el humo no invada el espacio aéreo interior y continúe siendo una molestia generalizada para sus vecinos.

Además, y esto es fundamental, POR FAVOR no arroje cigarrillos desde su balcón. Quema agujeros en toldos, aterriza en el los automóviles de sus vecinos y ensucia la propiedad.

Hurricane Season:
Let's Get Ready!



PLAYGROUND & BBQ

Our playground is large and the adjacent lawn is a pleasant place to play for kids. Please be mindful of your neighbors. Excessive noise, loud talking, and shouting are prohibited in the playground area. Please note that outside vendors — such as clowns, characters, bounce houses, etc. — are not allowed. The playground opens daily from 8 a.m. to 8 p.m.

BPPII's BBQ area is one of the loveliest amenities in all of Brickell. With wonderful panoramic views of the water, what's not to love? Please remember that reservations have to vacate the area by 11 p.m. sharp. We ask that you please start wrapping things up around 10:45 p.m. to ensure the area is left clean by 11 p.m. Remember that audio equipment must be kept at a volume audible only to the BBQ area. As stated in the BBQ reservation form, karaoke machines and loud speakers are not allowed. We have two great party rooms for those who wish to hold events with loud speakers.

PARQUE Y BARBACOA

Nuestro patio de recreo es grande y el césped adyacente es un lugar agradable para que los niños jueguen. Tenga en cuenta a sus vecinos. Se prohíbe el ruido excesivo, hablar fuerte y gritar en el área de juegos. Tenga en cuenta que los proveedores externos, como payasos, personajes, casas de brinco, etc., no están permitidos. El parque abre todos los días de 8 a.m. a 8 p.m.

La zona de barbacoa de BPPII es una de las comodidades más bonitas de todo Brickell. Con maravillosas vistas panorámicas del agua, ¿qué es lo que no te encanta? Recuerde que las reservas deben desalojar el área antes de las 11 p.m. agudo. Le pedimos que comience a terminar alrededor de las 10:45 p.m. para asegurarse de que el área quede limpia a las 11 p.m. Recuerde que el equipo de audio debe mantenerse a un volumen audible solo para el área de barbacoa. Como se indica en el formulario de reserva de barbacoa, no se permiten máquinas de karaoke ni altavoces. Contamos con dos magníficos salones de fiestas para quienes deseen realizar eventos con altavoces.

BHHS EWM MARKET REPORT Q1

<https://www.ewminsight.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

BEDROOMS	TOTAL UNITS	PRICE RANGE
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

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

Summertime Refreshments

Ah, summer! Never is there a better time for a refreshing, cool drink. With these recipes in hand, you'll be sure to look forward to the next hot day.

Tea Punch

- 1/2 cup sugar
- 1/2 cup black tea
- 2 cups orange juice
- 2 cups pineapple juice
- 2 cups lemonade
- 1 liter bottle of ginger ale

Dissolve the sugar into the tea in a pitcher. Add the orange juice, pineapple juice, and lemonade. Chill for at least four hours. Just before serving, add the ginger ale and serve immediately.

Pineapple Lemonade

- 1/2 cup sugar
- 1/2 cup lemon juice
- 2 cups water
- 4 cups pineapple juice
- 4 cups club soda
- sliced lemon



Dissolve the sugar into the lemon juice and water in a large pitcher. Add remaining ingredients and serve immediately, adding a slice of lemon to each glass.

Watermelon Cooler

- 1 cup cubed watermelon
- 1 cup cubed honeydew melon
- 1 cup cubed cantaloupe
- 1 cup orange juice
- 1-1/2 cups mint tea
- ice

Fill a blender with ice. Add remaining ingredients and blend well. Pour into a tall glass. Garnish with melon balls and mint leaves.

Lemon Spritzer

- 1 bottle (24 ounces) white grape juice
- 1 tablespoon grated lemon peel
- 1 sliced lemon
- 1/4 cup lemon juice
- 1/4 cup sugar
- 1/2 quart club soda

In a large saucepan, bring the grape juice to boiling. Add the lemon peel, juice, lemon slices and sugar. Stir until sugar is dissolved. Pour into a large pitcher and chill for at least 5 hours. Just before serving, add club soda. Pour into tall glasses filled with ice and garnish with mint leaves.

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

STARS & STRIPES

June 14th is Flag Day. How much do you know about our national symbol? Test yourself with this Flag Day trivia quiz.

1. We refer to the flag that flew over Fort McHenry during the War of 1812 as "The Star-Spangled Banner." That flag still exists. Where is it now?
2. If we were to have a new state added to the United States, we would add one star to the flag. On what day would it be added?
3. Someone who is an expert on flags is called what?
4. You will usually find the American flag flying over the White House. When is it not there?
5. What is required to display the American flag at night?
6. When the National Anthem is played, what should you remove?
7. What does it mean when a flag is flown upside-down?
8. The American flag first flew over a fort in which foreign country?
9. Who cut the American flag into pieces and was honored for doing it?
10. What is the one place where the American flag flies 24 hours a day, is never raised or lowered, and is never saluted?

Answers

1. The Smithsonian Institution's National Museum of American History in Washington, D.C.
2. It would be added on the following July 4th.
3. A vexillologist.
4. When the President is not in Washington, D.C.
5. It must be properly illuminated.
6. Your hat.
7. An upside-down flag means you are in dire distress.
8. Libya.
9. Robert Peary, who left pieces of the flag scattered at the North Pole.
10. The Moon.



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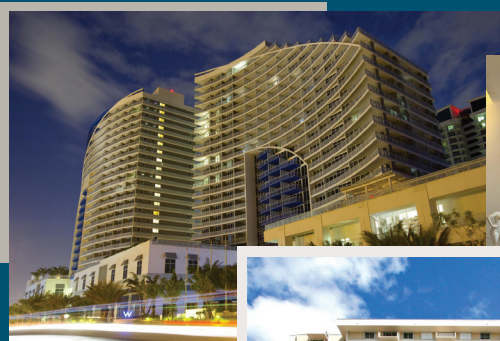
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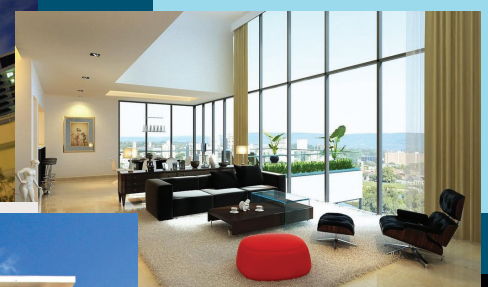
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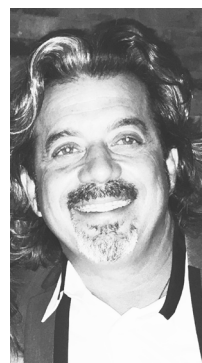
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