



## Phase I

*Monthly Newsletter*

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

July 2021

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

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

**General Manager** .....Raul Delgado  
**Admin. Assistant** ..... Roxana Fuentes  
**Bookkeeper** .....Yhipsis Dumenigo  
**Housekeeping Sup.** ....Armando Pacheco  
**Valet Supervisor** ..... Humberto Zelaya

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

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

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## MESSAGE FROM THE BOARD

It has been about five months since the new board took over, and many things have happened since then.

One of the most important focus areas that we wanted to bring to the community is increasing communication and interaction with the community. In our last Open Board Meeting held on July 13<sup>th</sup>, we had a record attendance of over 60 participants in our Zoom conference, which of course is a good measure of the interest of the community on our matters. Our monthly open board meetings (held the second Tuesday of each month) aim to keep open the engagement and communication with our community.

But we will not rest on looking for other channels, and that is why we are exploring a different way with the introduction of the new Brickell Place app, which intends to strengthen community participation, by simplifying opinion gathering, e-voting capabilities, and simpler interfaces. We recognize that the journey to make the transition will ask for the patience of the community, requiring to learn how to do reservations, updating profiles, re-entering data that was most likely outdated (emails, addresses, allowed visitors, etc). We give you thanks for this.

As announced in the open board meeting, we have a new Manager **Raul Delgado**, with an excellent track as General Manager in other communities with experience in similar communities as ours. We welcome him and invite you to pass by the office to meet him. At the same time, we would like to thank Danielle Perez who did a wonderful job as Interim Manager for 4 months.

As we have already passed the 50% milestone, the board decided to hire the services of Pistorino & Alam to perform the Audit per the recommendation of the construction committee. The cost of the audit will be \$13,400.00. The results of the peer review will be shared with the ownership.

During the same open board meeting, we shared the detailed updated time

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*Continued on page 2*



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

plan for the project. The project indicates a preliminary finalization date of December 2022 per contract. The actual project schedule anticipates a completion closer to October/November 2022, that of course can be modified if there are any major findings as the project progresses.

**40-Year Recertification: Garage and Pool Area Repairs**

As recommended by our hired engineering company ACG, we should expedite the work to be done in the P1 garage around the pool structure and the pump room. No work is to be performed on the upper pool deck, but draining the pool is necessary. Closing the pool during the summer months is not ideal, but is required for this work. A specific schedule will be provided by CTC in the upcoming weeks.

**Special Assessment 1 - Report (as of June 15)**

A total of 2.5 million USD is the projected amount to be

covered by the first special assessment. As of June 15th, we have collected a total of 1.7 million USD, of which we have invested ~ 1.45 million USD. Also, it is worth noting that the Association has not used the line of credit yet (we have ~250k). Nevertheless, we have identified a very important matter to address immediately, which is the important delinquency (close to 550 thousand USD, i.e. about 22%) of owners who still have not paid their corresponding portion). We ask you to contact the administration office if this is your case to get your account current.

**In-house security**

We have transitioned to in-house security since July 6th. July and August will be critical to tie up the in-house security in our building. It is important to note that we have instructed our in-house security to strengthen ID Requirements for all visitors. This will be implemented as we roll out the new Brickell Place App. Additionally, we have simplified the "menu options" when calling security is now in place when calling +1 (305) 854 5343. The Security department architecture, policies, protocols, and all materials are being ironed out by management in collaboration with BOD. As always, we ask for your patience and collaboration during the upcoming weeks as the new staff settles in their respective roles.

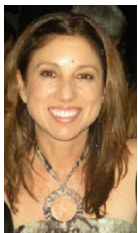
Suggestions should be emailed to <mailto:manager@brickellplace.net>

**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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## Thunderstorm Safety

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- If you can hear thunder, you're close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flash-flood deaths happen in cars.



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**BHHS EWM MARKET REPORT Q1**<https://www.ewminight.com/>**40 YEAR CERTIFICATION:  
THINGS TO BE AWARE OF**

When Board receives engineer report identifying deficiencies a plan should be set in motion to cure identified problems. Routine periodic inspections by a licensed engineer should be done so board can plan for repairs & restoration in advance of any government mandated inspection. Then engage a certified engineer & request a proposal to address repairs and consider hiring construction managers to participate in the bids from several construction companies with experience in high rise condo restoration. If owners have historically voted to waive reserves for a project like this board must consider whether to assess owners, borrow funds or both. Soon an engineer will address repairs needed to keep our community safe!

Featured Properties: 2 units **OFF MARKET** line 12 & 13

**FOR SALE - 18 UNITS**

BEDROOMS	TOTAL UNITS	PRICE RANGE
3 BR	7 units	\$899k-\$1795k
2 BR	9 units	\$449k-\$1550
1 BR	3 unit	\$329-500k
0 BR	2 unit	\$38K-200K



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**MEET THE TWO FOR ONE TEAM -  
AND GET YOUR PROPERTY SOLD****SOME UNITS FOR SALE - 21 Units (4 Towers)**

UNIT	ASKING	SQ FT	Bedrooms	# DAYS
A908	\$750K	1661	2/2	17
B408	\$559K	1661	2/2	3
ATH -2	\$1,550K	1837	2/2	50
C1511	\$563k	1316	2/2	64
D707	\$899k	1995	3/2/1	14

**CLOSED LAST 30 DAYS - 5 UNITS**

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
B PHIII	3/3/1	1350K	1200K	6/30
C410	2/2	430K	430K	6/3
D612	2/2	430K	430K	6/9
DPHI	3/3	\$1050K	\$1050K	5/7
CTH19	3/2/1	1100K	\$1111K	6/23

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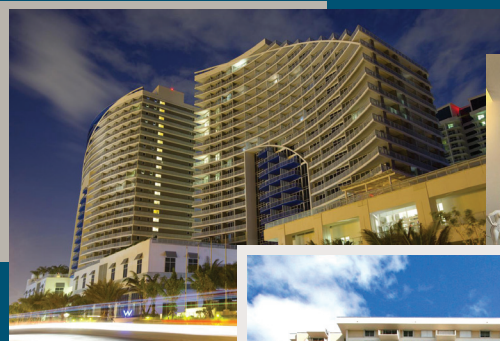
[sales@bergerwindows.com](mailto:sales@bergerwindows.com)

3660 NW 126 Avenue Unit 12  
Coral Springs, FL 33065

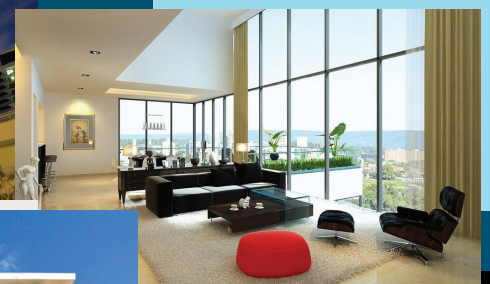
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