



# Phase I

*Monthly Newsletter*

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

September 2021

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

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<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
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	accounting@brickellplace.net
	maintenance@brickellplace.net

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

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Take a look around you. Everything you see is vulnerable if you don't have renter's insurance. Many renters think that their possessions are covered by their landlord's policy. But your landlord's policy typically only covers the structure and any liabilities the owner would have. You need your own type of policy.



liabilities the owner would face. Your possessions are not covered under this type of policy.

## Why Do You Need Insurance?

You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

## Isn't It Expensive?

Renter's insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

## Where Do I Get Renter's Insurance?

Almost all insurance agents that sell homeowner's insurance also sell renter's insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter's insurance online, search for renter's insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter's insurance with low deductibles and the ability to purchase your policy online.

## PUMPKIN PANCAKES

### Ingredients

- 2 cups all-purpose flour
- 2 tablespoons brown sugar
- 1 tablespoon white sugar
- 2 teaspoons baking powder
- 1 teaspoon baking soda
- ½ teaspoon salt
- 1 cup pumpkin puree
- 1 teaspoon ground cinnamon
- ½ teaspoon ground ginger
- ½ teaspoon ground allspice
- 1 egg
- 1 ½ cups milk
- 2 tablespoons vegetable oil
- 2 tablespoons lemon juice
- 2 teaspoons grated lemon zest
- 1 teaspoon vegetable oil

### Directions

1. Combine flour, brown sugar, white sugar, baking powder, baking soda, and salt in a large mixing bowl, and whisk together for two minutes to aerate.
2. In a separate bowl, combine pumpkin puree, cinnamon, ginger, allspice, egg, milk, 2 tablespoons of vegetable oil, lemon juice, and lemon zest. Mix in the flour mixture, and stir just until moistened. (Do not overmix.)
3. Coat skillet with 1 teaspoon vegetable oil over medium heat.
4. Pour batter into skillet 1/4 cup at a time, and cook the pancakes until golden brown, about 3 minutes on each side.



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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



Alyeska Semsch, RE Broker  
**786-326-7655**  
Alyeska@semschrealty.com



**MLS SEARCH: www.SemschRealty.com**

Brickell / Downtown / Key Biscayne  
Coconut Grove / Coral Gables / Sunny Isles

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

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## September

### Helen Hunt Jackson

The goldenrod is yellow;  
The corn is turning brown;  
The trees in apple orchards  
With fruit are bending down.

The gentian's bluest fringes  
Are curling in the sun;  
In dusty pods the milkweed  
It's hidden silk has spun.

The sedges flaunt their harvest  
In every meadow nook;  
And asters by the brook-side  
Make asters in the brook.

From dewy lanes at morning  
The grapes' sweet odors rise;  
At noon the roads all flutter  
With yellow butterflies.

By all these lovely tokens  
September days are here,  
With summer's best of weather,  
and autumn's best of cheer.



**Public Adjusting Services**  
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# GOT HURRICANE DAMAGE?

## GET HELP NOW!

**TIME IS RUNNING OUT  
TO GET PAID ON YOUR CLAIM**

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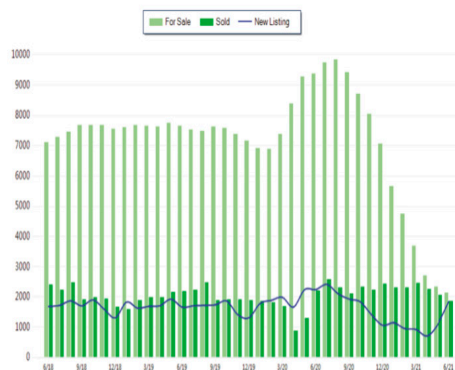
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Phone (305)643-1444 Fax (305)643-0447

Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

## 786-486-9022

Excellent References  
Resume Available on Request



	1	2	3	4	5	6	7
	Current vs. Prev Month	Current vs. Same Month 1 Yr Ago	Current vs. Same Month 1 Yr Ago	Current vs. Same Month 3 Yrs Ago	Current vs. Same Month 1 Yr Ago	Current vs. Same Month 2 Yrs Ago	Current vs. Same Month 12 Months 2 Yrs Ago
For Sale	Jun 21 2161 2358 -8.4% ▼	Jun 21 2161 9407 -77% ▼	Jun 21 2161 9407 -77% ▼	Jun 21 2161 7132 -69.7% ▼	Jul 21 2161 9407 -77% ▼	Apr 21 2161 7668 -71.8% ▼	Jul 20 2161 7668 -71.8% ▼
New Listing	1844 1110 66.1% ▲	1844 2248 -18% ▼	1844 2248 -18% ▼	1844 1590 9.1% ▲	17489 21615 -19% ▼	3069 5210 -39.9% ▼	11469 20596 -5% ▼
Sold	1891 2076 -8.9% ▼	1891 2239 -15.5% ▼	1891 2239 -15.5% ▼	1891 2417 -21.8% ▼	27501 22345 23.1% ▲	6238 6389 -2.4% ▼	27501 24289 13.3% ▲



**Lilia V Naar PA**  
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Luxury Report

Rents have risen a staggering 14% since the beginning of the year in So Florida and will go even higher before end of the year. Rents are rising more than 3x the rate of the past decade, when increases averaged about 3%.

**Interested in an Off Market Deal? We currently have 3 (2&3bd units). Give us a CALL for more Details.**

FOR SALE - 16 UNITS		
BEDROOMS	TOTAL UNITS	PRICE RANGE
3 BR	6 units	\$849k-\$1.5
2 BR	7 units	\$449,900-\$1.550
1 BR	3 unit	\$329k-\$399k

CLOSED LAST 30 DAYS - 11 UNITS				
UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
B1812	2/2	\$495	\$470k	Aug 26-2021
A913	2/2	\$525k	\$500k	Aug 30-2021
D1211	2/2	515k	\$418k	Aug 6-2021

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

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- Prevent break-ins.



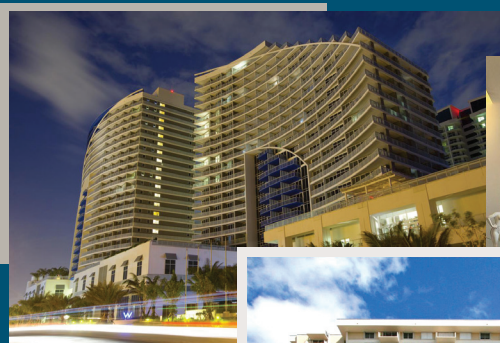
Over 10 years experience

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

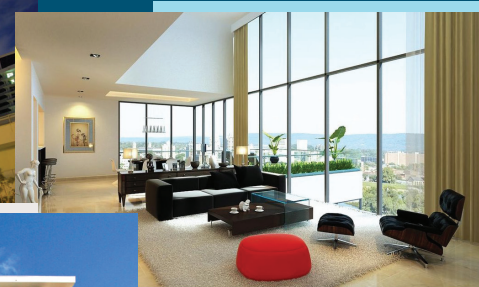
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