



THE BUGLE

at Brickell Place Phase II

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

Volume 17 Issue 3

September 2021

BPI
AI | **PHASE** **II**



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

Main	305-858-3891
Fax	305-858-9319
Convenience Store	305-285-0400

OFFICE HOURS

Monday - Friday 8-4:30 pm

40-YEAR RECERTIFICATION

On August 27, 2021, personnel from Bromley Cook began 40-Year structural inspections of the lower garage. Inspections are still ongoing.

Some of the original building plans are illegible, so the engineers are redrawing balconies and other structural elements in order to ensure inspections are done with proper detail. This minor hiccup has delayed the process, but unit inspections are expected to resume in the coming days.

As mentioned in previous communications, the engineering team will need access to all units in order to inspect balconies and other structural elements. To make this process as seamless as possible, we ask that you please assist the Association in granting access to your unit. We will notify you ahead of time once your unit is scheduled for inspection.

Townhouse Roof

The Board of Directors approved the replacement of the Townhouse rooftop back in May 2021. Unfortunately, delays in industrial manufacturing have made it increasingly difficult to obtain the material specified by the engineer. In the interim, temporary repairs to the roof systems have ensured the roofs remain watertight. We will notify you once the project is slated to start.

Management Report

- New elevator pads were installed in the service elevators of both the C and D Buildings.
- New rugs were purchased for the service elevators of both the C and D Buildings.
- The D Building's #2 domestic pump and the C Building's #3 domestic pump had the bearings and gaskets replaced. All pumps are serviced every three years to ensure the water circulation system is in optimal working condition.
- The vines growing on the ramp wall were taken down. The entire ramp was waterproofed and painted. While the vines are/were a nice feature, they cause water to seep into the structure, which can potentially damage rebar.
- All 80 lobby level soffit high hats were replaced with new 10-inch LED retrofits. This is part of a larger plan to improve the community's exterior lighting while reducing its overall ecological footprint.
- New garbage cans were installed at all 1st-floor exits of the C Building (the same will be done in the D Building in the coming days).
- All of the overhead lights in the first floor of the C and D Building, along the gray walkways, were replaced.
- The motorcycle area underwent a full refresh, including new lighting, signage, and paint.
- The northeast planter near the tennis courts was re-stuccoed and painted.
Continued on page 2

40 Year (cont. from page 1)

- The stairwell on the northeast corner that goes from the second level to the lower garage was re-stuccoed and painted.
- The drain lines of two planters were replaced with long-lasting PVC.
- Two main drain cleanouts were replaced in the lower garage.
- All Townhouse sconce lights were replaced to match the lights installed in the lobby level a few months back.
- Over 40 parking bumpers were replaced on the second level. This is part of a larger plan to replace all of the old concrete bumpers.
- The entrance gate arm motor next to the guardhouse was replaced.

RECERTIFICACIÓN DE 40 AÑOS

El 27 de agosto de 2021, el personal de Bromley Cook comenzó las inspecciones estructurales de 40 años del garaje inferior. Las inspecciones aún están en curso.

Los planos originales del edificio son difíciles de leer, por lo que los ingenieros están redibujando los diferentes tipos de balcones para garantizar que las inspecciones se realicen con los detalles adecuados. Este pequeño contratiempo ha retrasado el proceso, pero se espera que las inspecciones unitarias se reanuden en los próximos días.

Como se mencionó en comunicaciones anteriores, el equipo de ingeniería necesitará acceso a todas las unidades para inspeccionar balcones y otros elementos estructurales. Para que este proceso sea lo más fluido posible, le pedimos que ayude a la Asociación a otorgar acceso a su unidad. Le notificaremos con anticipación una vez que su unidad esté programada para la inspección.

Techo de los townhouses

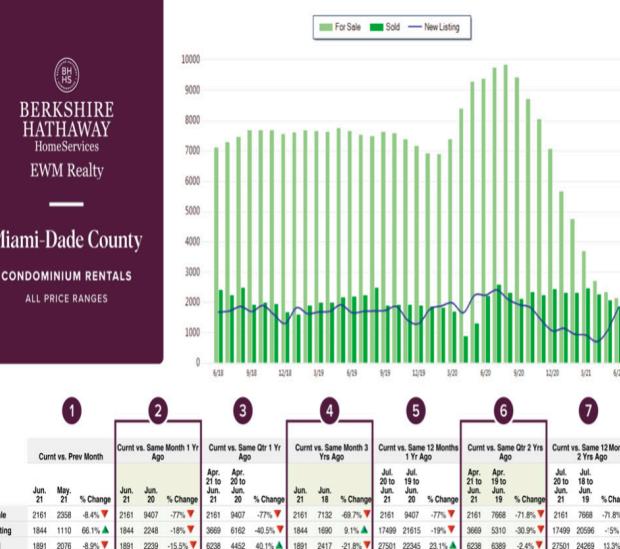
La Junta Directiva aprobó el reemplazo del techo de los Townhouse en mayo de 2021. Desafortunadamente, los retrasos en la fabricación industrial han hecho que sea cada vez más difícil obtener el material especificado por el ingeniero. Mientras tanto, las reparaciones temporales de los sistemas de techo han asegurado que los techos permanezcan herméticos. Le notificaremos una vez que el proyecto esté programado para comenzar.

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1 2 3 4 5 6 7



Category	Jun '21	May '21	% Change
For Sale	2161	2358	-8.4% ▲
New Listing	1844	2248	-18.7% ▼
Sold	1891	2076	-8.9% ▼

Category	Jun '21	May '21	% Change
For Sale	2161	9407	-77% ▼
New Listing	1844	6369	-40.5% ▼
Sold	1891	2339	-15.5% ▲

Category	Jun '21	Jun '20	% Change
For Sale	2161	2160	-0.5% ▲
New Listing	1844	6238	-45.2% ▲
Sold	1891	2417	-21.8% ▼


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<https://www.ewm.com/lp/globalluxury> **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			CLOSED LAST 30 DAYS - 11 UNITS		
BEDROOMS	TOTAL UNITS	PRICE RANGE	UNIT	BR/BA	LIST PRICE
3 BR	6 units	\$849k-\$1.5	B1812	2/2	\$495
2 BR	7 units	\$449,900-\$1.550	A913	2/2	\$525k
1 BR	3 unit	\$329k-\$399k	D1211	2/2	515k

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

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40 AÑOS (viene de la página 2)

Informe de gestión

- Se instalaron nuevas almohadillas en los ascensores de servicio de los edificios C y D.
- Se compraron alfombras nuevas para los ascensores de servicio de los edificios C y D.
- Se reemplazaron los cojinetes y las juntas de la bomba doméstica n. ° 2 del edificio D y de la bomba doméstica n. ° 3 del edificio C. Todas las bombas se revisan cada tres años para garantizar que el sistema de circulación de agua esté en óptimas condiciones de funcionamiento.
- Se quitaron las enredaderas que crecían en la pared de la rampa. Toda la rampa fue impermeabilizada y pintada. Si bien las enredaderas son / fueron una característica agradable, hacen que el agua se filtre en la estructura, lo que puede dañar las varillas de refuerzo.
- Las 80 luces altas de sofito en el nivel del vestíbulo se reemplazaron con nuevas luces LED de 10 pulgadas. Esto es parte de un plan más amplio para mejorar la iluminación exterior de la comunidad y, al mismo tiempo, reducir su huella ecológica general.
- Se instalaron nuevos botes de basura en todas las salidas del primer piso del Edificio C (lo mismo se hará en el Edificio D en los próximos días).
- Se reemplazaron todas las luces del techo en el primer piso del edificio C y D, a lo largo de las pasarelas grises.
- El área de motocicletas se renovó por completo, que incluyó nueva iluminación, señalización y pintura.
- La jardinera noreste cerca de las canchas de tenis fue re-estucada y pintada.
- La escalera en la esquina noreste que va desde el segundo nivel al garaje inferior fue re-estucada y pintada.
- Las líneas de drenaje de dos jardineras fueron reemplazadas por PVC de larga duración.
- Se reemplazaron dos limpiezas de desagües principales en el garaje inferior.
- Todas las luces de los Townhouses fueron reemplazadas para que

coincidan con las luces instaladas en el nivel del vestíbulo hace unos meses.

- Se reemplazaron más de 40 parachoques de estacionamiento en el segundo nivel. Esto es parte de un plan más amplio para reemplazar todos los viejos parachoques de hormigón.
- Se reemplazó el motor del brazo de la puerta de entrada al lado de la caseta de vigilancia.



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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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