



Monthly Newsletter

October 2021

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. “A working smoke detector more than doubles a person’s chances of surviving a home fire,” says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

Reserve Waiving Voting. Do it Electronically

By the last week of November 2021, as in previous years, we will vote to decide if we want to partially waive the reserve requirements by the Florida Statute 718.112.2(f) for the budget/fiscal year 2022.

We would like to remind you how difficult it has been to collect the required number of paper signatures, besides the extraordinary costs of paper, mailing and administration of these votes. This is one of the reasons the current board decided to push to a modern platform that simplifies this process with the e-voting option that you have already received.

We kindly ask you to consider to opt-in to allow you to vote electronically. There are two different options that you must carefully select:

- if you are a single owner of a unit
- if there are multiple owners, in which case, **each owner must sign electronically.**



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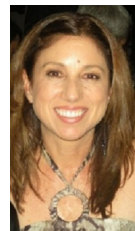
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BRICKELL PLACE CONDOMINIUM

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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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.

Published monthly at no cost for the Brickell Place Phase I Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to ADVERTISE in one of our newsletters or to get AFREE newsletter for your property.

Organic Garden Committee

On the last board meeting we also announced the members of the Organic Garden Committee: Idalia Salsamendi (Chairperson), Wanda De Michele (Vice-Chairwoman), Esther Caro, Elizabeth Rodriguez, Yolanda Jac Angelo, Thomas Ennis, Roberto Hiribarne (BOD)

We invite you to participate on this initiative by writing to bpca.organic.garden@gmail.com.





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THE BRICKELL MARKET

For complete details visit: <http://www.ewminight.com/>

Featured Property of the Month

1925 Brickell Ave # D1512: Beautifully updated 2bd/2ba. Spacious 1,425s.f. of open living space, remodeled kitchen with white gloss cabinets, quartz waterfall countertop, s.s. appliances, tile floors and lots of storage. Call us today for a private showing.



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

FOR SALE - 14 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3 BR	5 units	\$797k-\$3M
2 BR	5 units	\$559k-\$1.550M
1 BR	4 unit	\$329k-\$359k



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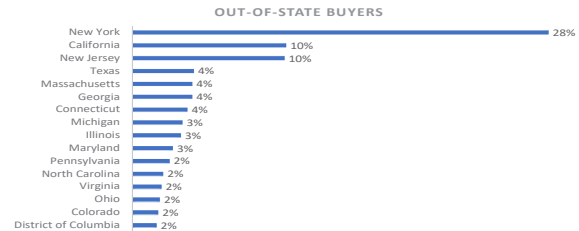
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CLOSED LAST 30 DAYS - 3 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
A1606	1/1/1	\$399K	\$399K	Oct-21
D1602-1603	3/2/1	\$961k	\$890k	Sep-21
D911	2/2	\$422K	\$422,5K	Sep-21

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

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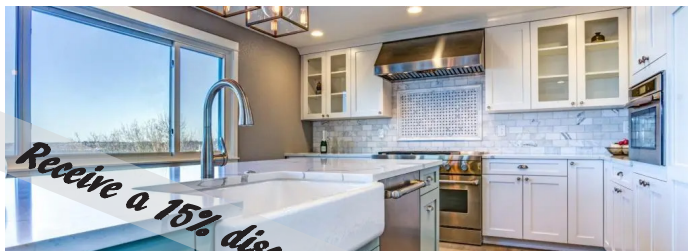
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