

Life Safety System

The First phase (installation of new fire panel and dialer) cost was \$69,837.00. The project started on Jan 2021 by ADT and is going to be paid in 6 payments from the operating account along with the old invoices from ADT. The total owed to ADT in past due invoices is \$110,647.00.

The second phase (required after a major component of the system is replaced - the panel) requires getting the building up to the most recent code, which will include the installation of speakers inside units, Bi-directional Amplifiers (BDA) system installed, etc.) There will be a significant cost (over a million dollars) and should be initiated ASAP. The BDA system should be completed by Dec 2024. The Fire Marshall will not allow us to delay this project so we must correct the deficiency immediately.

Sistema de Seguridad Humana

La Primera fase (instalación de nuevo panel de incendio y marcador) tuvo un costo de \$69,837.00. El proyecto comenzó en enero de 2021 por ADT y se pagará en 6 pagos de la cuenta operativa (no planificada) junto con las facturas antiguas de ADT. El total adeudado a ADT en facturas vencidas es de \$110,647.00.

La segunda fase (requerida después de que se reemplaza un componente principal del sistema, en este caso fue el panel de incendio) exige actualizar el edificio con el código más reciente, es decir, altavoces dentro de las unidades, sistema de amplificadores bidireccionales (BDA) instalado, etc.) Estos tendrán un costo significativo para implementar (basado en opiniones de expertos de más de un millón de dólares) y debe iniciarse lo antes posible. El sistema BDA debe completarse para diciembre de 2024. jefe de

El jefe local de bomberos está ansioso por comenzar el proyecto. Necesitamos corregir esta deficiencia inmediatamente.

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ACH (Automated Clearing House) is an easy and expedited way of paying your HOA

As you recall we recently changed our accounting services to a new company (Sharma and Associates) so we are in the transitioning phase. Together with this change, we will move the operating account to Banco Popular to improve the accounting processes. One important aspect of the changes is moving away from ClickPay, which will be discontinued in Q1 2022. If you are paying via ACH, there is nothing you need to do. WE RECOMMEND USING ACH. To do so, scan the following QR code so you can fill out the form easily.

Starting February 2022 you may also pay online. If you experience any issues during the transition, email: accounting@brickellplace.net



ACH (Cámara de Compensación Automatizada) es una forma fácil y rápida de pagar su HOA

Como se ha informado, recientemente decidimos cambiar nuestros servicios de contabilidad a una nueva empresa (Sharma and Associates), por lo que estamos en una fase de transición. Junto a este cambio, trasladaremos la cuenta de operativa al Banco Popular para mejorar los procesos contables. Un aspecto importante de los cambios también es eliminar ClickPay, el cual se suspenderá en el primer trimestre de 2022. Entonces, si está pagando a través de ACH, todo está bien, pero en caso de que no. RECOMENDAMOS UTILIZAR ACH. Escanea el siguiente código QR para que puedas llenar el formulario fácilmente.

Si se le presenta algún problema durante la transición, envíe un correo electrónico a: contabilidad@brickellplace.net

ANNUAL MEETING AND BOARD ELECTION

On TUESDAY, MARCH 15, 2022, at 7:00 PM, at The Brickell Place Condominium party room located at 1901 Brickell Avenue, Miami, Florida 33129, the Annual Meeting of the Association will be held for the purpose of electing directors, and such other business as may lawfully be conducted, pursuant to the Association Bylaws, Article II (B).

On or before 5:00 p.m. THURSDAY, FEBRUARY 3, 2022, any person who intends on being a candidate for the upcoming election must give written notice to the Association of intent to run for the Board. The notice can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address: 1901 BRICKELL AVENUE, MANAGEMENT OFFICE, MIAMI, FLORIDA 33129. Written notice may also be provided via facsimile to 305-854-0466 or via email to manager@brickellplace.net.

For further details, please refer to an email sent by the manager that you had received on January 14 under the subject "First Notice of Annual Meeting and Board Election - Primera Notificación de Reunion Annual y Eleccion de Junta Administrativa"

REUNIÓN ANUAL Y ELECCIÓN DE LA JUNTA

El MARTES 15 DE MARZO DE 2022 a las 7:00 PM, en el salón de fiestas The Brickell Place Condominium ubicado en 1901 Brickell Avenue, Miami, Florida 33129, se llevará a cabo la Reunión Anual de la Asociación con el propósito de elegir directores, y tal otros asuntos que puedan llevarse a cabo lícitamente, de conformidad con los Estatutos de la Asociación, Artículo II (B).

Hasta las 5:00 p.m. JUEVES 3 DE FEBRERO DE 2022, cualquier persona que tenga la intención de ser candidato para las próximas elecciones debe notificar por escrito a la Asociación su intención de postularse para la Junta. El aviso se puede enviar personalmente a la Oficina de administración, por correo postal dirigido a la dirección postal de la Asociación: 1901 BRICKELL AVENUE, MANAGEMENT OFFICE, MIAMI, FLORIDA 33129. También se puede enviar un aviso por escrito por fax al 305-854-0466 o por correo electrónico a manager@brickellplace.net.

Para obtener más detalles, consulte un correo electrónico enviado por el gerente que recibió el 14 de enero con el asunto "First Notice of Annual Meeting and Board Election - Primera Notificación de Reunion Annual y Eleccion de Junta Administrativa"

COMMUNITY LIVING ON SUPPORT ANIMALS

We continue seeing numerous complaints regarding issues related to neighbors not caring for the community by not picking up after the support animals. We will continue monitoring the situation to avoid deterioration of our common areas. Some relevant reminders:



- Pick up after your emotional support animals.
- We kindly ask that you use the 1st and 2nd-floor entries if possible when taking out your ESA as there have been several reported accidents in the lobby.
- Always keep them on a leash

We know that the great majority of neighbors are positively contributing to these rules, but sadly we find exceptional behaviors that deter the overall opinion of the residents.

VIDA COMUNITARIA CON ANIMALES DE APOYO

Continuamos viendo numerosas quejas sobre problemas relacionadas con vecinos que no se preocupan por la comunidad al no recoger los desperdicios de los animales de apoyo. Continuaremos monitoreando la situación para evitar el deterioro de nuestras áreas comunes. Algunos recordatorios relevantes:

- Recoja los desperdicios de sus animales de apoyo emocional.
- Le pedimos respetuosamente que los animales de apoyo solo usen las entradas de los pisos 1 y 2. Sabemos que ocurren accidentes.
- Siempre manténgalos con correa
- Páselo solo en las áreas designadas en la propiedad. No pueden estar en el área de la piscina.

Sabemos que la gran mayoría de los vecinos están contribuyendo positivamente con estas reglas, pero lamentablemente encontramos comportamientos excepcionales que disuaden la opinión general de los residentes.

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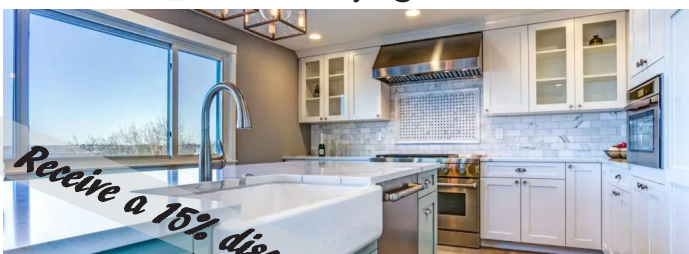
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Security - Amenities used by non-resident (guests)

We have seen a return of non-residents using the amenities of our complex without the presence of an accompanying resident, which is mandatory at all times. Any person who is a guest of a resident can only use an amenity provided that the resident is present with him/her. Otherwise, security personnel will enforce the rules and regulations and ask that the guest leave the amenity until the resident shows up. We appreciate your cooperation on this matter as this is private property and not a community club. This applies especially to the gym, pool, and tennis courts.

On the same matter, we remind you that classes cannot be given to non-residents, regardless of the living situation of the trainer (owner or renter), for the same reason stated above. This is private property and not a public community club.

Seguridad: servicios utilizados por no residentes (invitados)

Hemos visto un retorno en los no residentes que utilizan los servicios del complejo, sin la presencia del residente acompañante, lo cual es obligatorio en todo momento. Cualquier persona que sea huésped de un residente sólo podrá hacer uso de un servicio siempre que el residente esté presente con él/ella. De lo contrario, el personal de seguridad hará cumplir las normas y reglamentos y le pedirá al invitado que abandone la amenidad hasta que se presente el residente. Agradecemos su cooperación en este asunto ya que se trata de una propiedad privada y no de un club comunitario. Esto se aplica especialmente al gimnasio, la piscina y las canchas de tenis.

Del mismo modo, le recordamos que no se pueden dar clases de ninguna disciplina a no residentes, independientemente de la situación de convivencia del entrenador (propietario o arrendatario), por la misma razón expuesta anteriormente. Esta es una propiedad privada y no un club comunitario público.



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Pink Moon Paloma

The agave plant pollinates under the magic of the moonlight. We believe that good ideas do, too. Create your own moonlight, no matter when or where, with this perfect Paloma spin-off.

Ingredients

- + 2 oz Rosaluna Mezcal
- + 1 oz Fresh grapefruit juice
- + 0.5 oz Lime juice
- + 1 pinch of Sea salt
- + Garnish: Torched rosemary sprig and topped with seltzer

Directions

Add all ingredients to a shaker, shake well, and pour into a glass filled with fresh ice. Top with seltzer and a rosemary sprig for good measure.




ROSALUNA

Happy New Year!

TO ALL BRICKELL PLACE RESIDENTS!

NEWS ALERT: The St Regis residences will be built next door at 1809 Brickell Ave. The 17-story tower with 272 units to be demolished as permit is approved. It is expected to become one of the most expensive projects in Miami history with a sellout of \$2 billion. Prices will start at \$2 million or around \$2000 sq ft. Reservations will begin this month and construction to begin in 2022. The St Regis by the Related Group and Integra Investments will consist of 2 towers, rising 48 and 47 stories designed by Robert A.M. Stern.

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

FOR SALE - 9 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3 BR	2 units	\$1.5M-\$5M
2 BR	5 units	\$539k-\$849K
1 BR	2 units	\$385k-\$390k

CLOSED LAST 30 DAYS - 5 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
A1812	2/2	\$485k	\$475K	1/6/22
B1204	1/1/1	\$349.999k	\$340k	12/13/21
C806	2/2	\$610K	\$605K	12/23/21

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



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AVERAGE DAYS ON THE MARKET: 29

CLOSED SALES: average price per sq ft in all four towers was \$349 sq ft

PENDING SALES AND AC: 10 units

SALES PRICES: 96% of asking price

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.