



THE BUGLE

at Brickell Place Phase II

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

Volume 17 Issue 9

March 2022

BP | PHASE II AI | SE



BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129
admin@bplace2.com

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
Controller Adelayne Socarrás
Housekeeping Supervisor..Jose Marquez
Security Director..... Amet Aguilar
Asst. Security Director..... Jorge Garcia
Maintenance Supervisor...Laura Becerra
Plumbing..... Juan Carlos Revello
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

The new BBQs are ready for all to enjoy!

The BBQs are available daily from 11 a.m. to 11 p.m. To reserve, please call the Association's office Monday-Friday from 8 a.m. to 4:30 p.m. at (305) 858-3891, Ext. 3. You can also reserve afterhours by contacting security at (305) 858-3891, Ext. 1. Once availability is confirmed, please fill out the Reservation Form, which can be found at bpp2.org under the "Forms" tab, and email it to admin@bplace2.com.



Please help us take care of the new BBQs by following these simple rules:

- Do not cut or prepare meat, produce or anything of the like on the white countertops.
- Do not dump charcoal ash or grease down the sink.
- No wine or wine glasses on the countertops to prevent staining. Please use the picnic tables for your drink and food setup/prep.
- Do not use lighter fluid inside the BBQs.

¡Las nuevas barbacoas están listas para que todos las disfruten!

Las barbacoas están disponibles todos los días de 11 a.m. a 11 p.m. Para reservar, llame a la oficina de la Asociación de lunes a viernes de 8 a. m. a 4:30 p. m. al (305) 858-3891, Ext. 3. También puede reservar fuera del horario con seguridad al (305) 858-3891, ext. 1. Una vez que se confirme la disponibilidad, complete el Formulario de reserva, que se puede encontrar en bpp2.org en la pestaña "Formularios", y envíelo por correo electrónico a admin@bplace2.com.

Ayúdenos a cuidar las nuevas barbacoas siguiendo estas sencillas reglas:

- *No corte ni prepare carne, vegetales, ni nada por el estilo en las encimeras blancas.*
- *No arroje cenizas de carbón o grasa por el fregadero.*
- *No se permite vino ni copas de vino en las encimeras para evitar manchas. Utilice las mesas de picnic para preparar bebidas y alimentos.*
- *No utilice líquido (gas) para encendedores dentro de la barbacoa.*

Trash Chute Rooms

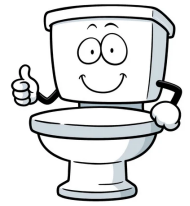
Lately there's been an increase in garbage left on the floor of the trash chute rooms. Please deposit all of your garbage in a tightly wrapped bag and into the trash chute. Do not leave any garbage on the floor of the disposal rooms. If you have boxes, please flatten them and place them neatly against the wall in the disposal room. Do not block the trash chute door. If you have several boxes, or if they're too big, please call security to have them picked up at your unit.

Salas de los conductos de basura

Últimamente ha habido un aumento en la basura que queda en el piso de las salas de los conductos de basura. Deposite toda su basura en una bolsa bien envuelta y en el conducto de basura. No deje basura en el piso de los pisos de las salas. Si tiene cajas, aplánelas y colóquelas ordenadamente contra la pared en la sala de eliminación. No bloquee la puerta del conducto de basura. Si tiene varias cajas, o si son demasiado grandes, llame a seguridad para que las recojan en su unidad.

Toilet Inspection

It's important that residents check the water supply line that feeds the toilet to ensure that it is properly fastened and in good condition. A loose connection or broken water supply line can cause tremendous water damage to your unit and other units. Also, if you hear noise coming from your toilet when not in use, chances are your fill valve is faulty. If you suspect any aspect of your water system is compromised, please contact the Association at (305) 858-3891.



Inspección de baños

Es importante que los residentes revisen la línea de suministro de agua que alimenta el inodoro para asegurarse de que esté bien sujeta y en buenas condiciones. Una conexión suelta o una línea de suministro de agua rota pueden causar daños graves por agua a su unidad y otras unidades. Además, si escucha ruido proveniente de su inodoro cuando no está en uso, es probable que su válvula de llenado esté defectuosa. Si sospecha que algún aspecto de su sistema de agua está comprometido, comuníquese con la Asociación al (305) 858-3891.



📞 305-345-9230 | 786-253-7884

- ★ Sliding Glass Door Repair.
- ★ Window Repair.
- ★ Accordion Shutter Repair.
- ★ Window Tinting.



We Feature:

- Same Day Service
- Free Estimate
- Warranty On Parts & Labor

Our Customer Service:



DEAL WITH DOOR SPECIALISTS

Move your sliding door with one finger, or the repair is 100% FREE

<https://usadoorsrepair.com>

CALL NOW FOR A FREE ESTIMATE:
305-345-9230



ALBANY HOMES CONSTRUCTION General Contractor

www.AlbanyHomes.us
786-271-7192 | mts@albanyhomes.us

“WE MAKE HOMES BETTER”



- SERVICES INCLUDE:**
- Installation of quiet bath fans • Installation of screwless switch & outlet wallplates •
 - Convert tub to walk-in shower •
 - Painting • Wood & tile floors • New kitchens & bathrooms • Small & large jobs •



MANAGEMENT REPORT

- Several sections of pavers were reset in the BBQ area.
- The inside of the BBQs had lighting installed so residents can see while they're cooking at night.
- All main doors in the 1st, 2nd, and Lobby level were serviced by a professional company.
- The D Building's #3 pump had the gaskets and bearings replaced. The check valve, which prevents dirty water from back flowing into the system, was also replaced.
- The D Building's #2 pump had the main valve replaced.
- New plants are actively being added to the frontage road planters.
- All main stairs leading from the 2nd floor to the bottom garage were pressure washed.
- The D Building's Lobby level bathroom had a new door installed.
- New energy efficient LED high hats were installed at all elevator landings of both buildings.
- The emergency generator was retrofitted with an annunciator to allow communication with the Building Management System. This will quickly alert management if there is an issue with the generator, improving community readiness ahead of hurricane season.
- All second floor parking lot and pedestrian overhead lighting was replaced with new energy efficient LED lights.
- All second floor parking lot and pedestrian overhead concrete surfaces were pressure washed and painted.
- The entire frontage sidewalk was pressure washed.
- The fire sprinkler backflow preventer was serviced.
- The jacuzzi was emptied and professionally washed.

INFORME DE GESTIÓN

- Se restauraron varias secciones de adoquines en el área de barbacoa.
- Se instaló iluminación en el interior de las barbacoas para que los residentes puedan ver mientras cocinan por la noche.
- Todas las puertas principales en el primer, segundo y nivel del vestíbulo fueron reparadas por una empresa profesional.
- Se reemplazaron las juntas y los cojinetes de la bomba n.º 3 del Edificio D. También se reemplazó la válvula de retención, que evita que el agua sucia regrese al sistema.
- Se reemplazó la válvula principal de la bomba n.º 2 del Edificio D.
- Se están agregando activamente nuevas plantas a las jardineras de la calle lateral.
- Todas las escaleras principales que conducen desde el segundo piso hasta el garaje inferior se lavaron a presión.
- Se instaló una puerta nueva en el baño del nivel del vestíbulo del edificio D.
- Se instalaron nuevos sombreros altos LED de bajo consumo en todos los descansos de los ascensores de ambos edificios.
- El generador de emergencia se actualizó con un anunciador para permitir la comunicación con el Sistema de los edificios. Esto alertará rápidamente a la gerencia si hay un problema con el generador, mejorando la preparación de la comunidad antes de la temporada de huracanes.
- Todo el estacionamiento del segundo piso y la iluminación superior para peatones se reemplazó con nuevas luces LED de bajo consumo.
- Todo el estacionamiento del segundo piso y áreas de peatones se lavó a presión y se pintó.
- Se lavó a presión toda la acera de la fachada.
- Se reparó el dispositivo de prevención de reflujo del rociador contra incendios.
- El jacuzzi fue vaciado y lavado profesionalmente.



stellar
Public Adjusting Services
Professional Insurance Claim Representation

GOT HURRICANE DAMAGE?
GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

WAS YOUR CLAIM DENIED OR UNDERPAID?

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

STELLARADJUSTING.COM

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT. License #PT15224

Miami's Own Online Liquor Store

Fast Liquor Delivery
@ Wholesale Prices
& Convenience Store Galore

Scan for 15% off your next order!



LiquorSplit
TAP THAT APP™

Facebook, Instagram, Twitter, YouTube, LinkedIn, @LiquorSplit



Every Pour Helps a Pup.



GOOD BOY
V O D K A
mule

INGREDIENTS
2 oz Good Boy Vodka
5 oz ginger beer
0.5 oz lime juice

DIRECTIONS
Combine vodka and ginger beer in a copper mug or highball glass filled with ice. Add lime juice. Stir gently and garnish with a lime slice.

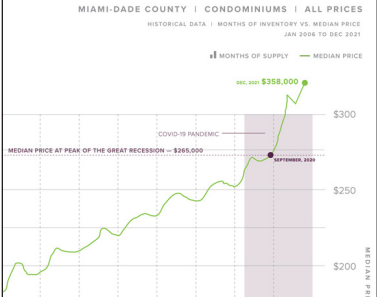
GOOD BOY
V O D K A

Facebook, Instagram, goodboyvodka.com

2022 MARKET UPDATE

* For an insight to our South Florida real estate market report go to ewminsight.com or <https://www.youtube.com/watch?v=DqAU6JLZuCs>

The Overall Market
Miami Dade County Condos
Q4 2022 All Prices



MIAMI-DADE COUNTY | CONDOMINIUMS | ALL PRICES
HISTORICAL DATA | MONTHS OF INVENTORY VS. MEDIAN PRICE
JAN 2006 TO DEC 2021

▲ MONTHS OF SUPPLY — MEDIAN PRICE

SEP. 2021 \$358,000

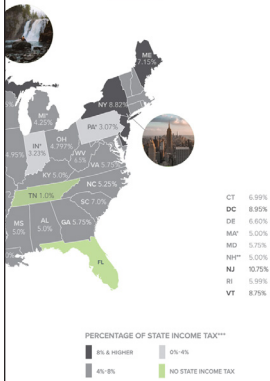
COVID-19 PANDEMIC

MEDIAN PRICE AT PEAK OF THE GREAT RECESSION = \$285,000

SEPTEMBER 2021

PER MONTHS


U.S. STATES AND THEIR INCOME TAX RATES
TOP STATE MARGINAL INDIVIDUAL INCOME TAX RATES, 2021



PERCENTAGE OF STATE INCOME TAX***

- 9% & HIGHER
- 6% - 8%
- 4% - 5%
- 0% - 4%
- NO STATE INCOME TAX

Lilia V Naar PA
305 582-3017
lilnaar@gmail.com
www.lilia.naar.ewm.com



BERKSHIRE HATHAWAY
HomeServices
EWM Realty

Raquel Echevarria
305 300-2622
echevarria.r@ewm.com
www.raquel.ewm.com

Meet the two for One team - And Get Your Property Sold

AVERAGE DAYS ON THE MARKET: 109
CLOSED SALES: average price per sq ft in all four towers was \$536 sq ft
PENDING SALES AND AC: 5 units
SALES PRICES: 99% of asking price

FOR SALE - 4 UNITS		
BEDROOMS	TOTAL UNITS	PRICE RANGE
3 BR	2 units	\$1.3M-\$5M
2 BR	2 units	\$598k-\$699k
1 BR	0 unit	---

CLOSED LAST 30 DAYS - 5 UNITS				
UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
A1801	2/2	\$749,700	\$749,700	Feb-22

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

Published monthly at no cost for the Brickell Place Phase II Condo by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or www.cgpnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.