

Message from the Manager (cont. from page 1)

the bike storage and adding equipment for vertical bike storage, which will optimize the available spaces available. We look forward to announcing these changes in the near future. Now that we are winding down the construction work with CTC (Coast To Coast Construction), we ask that anyone with a bike chained to a railing, please relocate the bike to an available bike rack no later than Monday, August 15, 2022. Any remaining bikes chained onto a railing, will be removed after this date. Thank you for your anticipated cooperation.



Political Canvassers

Please be advised that any kind of “door to door” solicitation is strictly prohibited in the Association Rules & Regulations, and this includes political campaigners. However, we recognize the value in having political candidates “meet & greet” with owners and residents. It is a benefit to the Association and its residents to know their elected officials and have them understand the issues that concern us. We suggest that if any local political candidate wishes to meet with owners and residents, please contact the management office. We can schedule something like a town hall meeting in the party room for each candidate, where they can provide refreshments and hors d'oeuvres or appetizers. If interested, please send us their literature and we will be happy to schedule and announce such an event, so that any owner or resident can attend if they wish.

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Easy Crepes

- 1 cup all-purpose flour
 - 2 eggs
 - ½ cup milk
 - ½ cup water
 - ¼ tsp salt
 - 2 tbs butter, melted
1. In a large mixing bowl, whisk together the flour and the eggs. Gradually add in the milk and water, stirring to combine. Add the salt and butter; beat until smooth.
 2. Heat a lightly oiled griddle or frying pan over medium high heat. Pour or scoop the batter onto the griddle, using approximately 1/4 cup for each crepe. Tilt the pan with a circular motion so that the batter coats the surface evenly.
 3. Cook the crepe for about 2 minutes, until the bottom is light brown. Loosen with a spatula, turn and cook the other side. Serve hot.



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- Commissioner Eileen Higgins

SMALL BUSINESS SUPPORT

Learn about District 5's new small business initiative at elevatedistrict5.com

FERTILIZER AWARENESS

The use of fertilizer is prohibited from May 15 - October 31. Learn more at miamidade.gov/fertilizer

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2022 MARKET UPDATE

* For an insight to our South Florida 2022 real estate market from our CEO, ewminsight.com

BRICKELL CONDOS ALL PRICES



FOR SALE - 8 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3&4 BR's	2 units	\$1750M-\$4250M
2 BR	4 units	\$680k-\$760k
1 BR	4 unit	\$389k-\$450k



Lilia V Naar PA
305 582-3017

lilnaar@gmail.com
www.lilia.naar.ewm.com



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CURRENT MARKET STATISTICS

AVERAGE DAYS ON THE MARKET: 79

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

PENDING SALES AND AC: 3 units

SALE PRICE: 97% of asking price

CLOSED IN LAST 30 DAYS - 8 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
C-CC7	0/1	\$285k	\$285K	Jun-22
C408	3/2/1	\$959,900k	\$925k	Jun-22
DPH7	3/3	\$1,699M	\$1,760M	Jun-22

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

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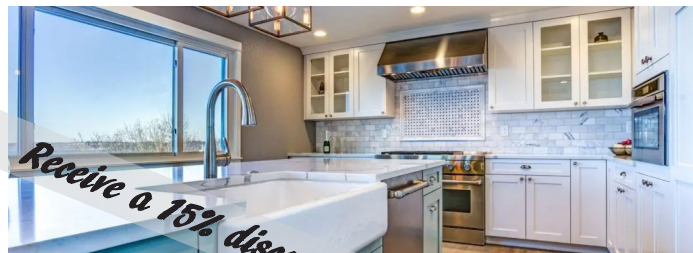
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