



THE BUGLE

at Brickell Place Phase II

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

Volume 18 Issue 1

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BP | PHASE II AI | SE



BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129
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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

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Controller Adelayne Socarrás
Housekeeping Supervisor .. Jose Marquez
Security Director Amet Aguilar
Asst. Security Director Jorge Garcia
Maintenance Supervisor ... Laura Becerra
Plumbing Leiner Rivero
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

Hurricane Season is here. Are you prepared? AFTER THE STORM

In General

- Stay tuned to local radio for info.
- Help injured or trapped persons.
- Return only after authorities advise.
- Avoid dangling power lines & report them immediately to FP&L, police, or fire dept.
- Beware of snakes, insects, & animals driven to higher ground by floodwater.
- Take pictures of the damage, both to the house and its contents for insurance claims.
- Drive only if absolutely necessary.
- Use cellphone only for emergency calls.

Insurance & Claims

Report property damage to your insurance agent immediately. Your agent should provide you with claim forms and arrange for an insurance adjuster to visit your property and assess the damage. Make emergency repairs and document them. Keep all receipts and take photographs of the damages, before and after emergency repairs, to submit with your claim. Take precautions if the damages require you to leave your home. Secure your property. Remove valuable items. Lock windows and doors. Contact your insurance agent and leave a phone number where you can be reached.

No Water

The following are three purification methods, all of which kill microbes:

- **BOILING** is the safest way to purify water. Boil for 10 minutes.
- **CHLORINATION** uses pure, unscented, liquid chlorine bleach to kill microorganisms in water. Add 2 drops of bleach per quart of water (4 drops if the water is cloudy) stir and let stand for 30 minutes.
- **PURIFICATION TABLETS** release chlorine and iodine into the water. They are inexpensive and are available at most sporting goods stores and some drug stores. Follow the package directions.

Consumer Protection Tips

Home repairs after a disaster can be a stressful time for a consumer. The following tips will assist you in identifying unlicensed contractors and con artists:

- Be extremely cautious of anyone coming to your home uninvited and offering to do home repairs.
- Be alert to individuals canvassing your neighborhood in an unmarked van or truck.
- Insist on obtaining a written estimate or contract.
- Be sure the contract or business card has an address, phoner & license numbers.
- Ask for references.
- Don't be pressured into making a quick decision.
- Insist on start and completion dates in the contract, and do not pay the final balance until the work is completed to your satisfaction.

THUNDERSTORM SAFETY

Along with summer’s warm days come thunderstorms. Lightning is one of nature’s most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there’s lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- If you can hear thunder, you’re close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you’re caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there’s no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.



When Thunder Roars, Go Indoors!

STOP all activities.

Seek shelter in a substantial building or hard-topped vehicle.

Wait 30 minutes after storm to resume activities.

 www.lightningsafety.noaa.gov 



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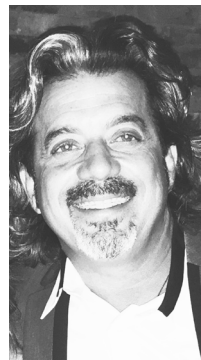


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Easy Crepes

- 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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"My office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

- 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

STAY INFORMED

Sign up for the District 5 newsletter by emailing district5@miamidade.gov.

305-375-5924 www.miamidade.gov/district05 @CommishEileen

2022 MARKET UPDATE

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

BRICKELL CONDOS ALL PRICES

■ For Sale ■ Sold — Pending

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

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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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

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.cgpnnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.