



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 16 Issue 1

A Newsletter for the Residents of the Brickell Place Phase I Condominium Association

August 2022

BRICKELL PLACE PHASE I ASSOCIATION, INC.

1901 Brickell Ave., Miami, FL 33129
<https://brickellplace.buildinglink.com>

ASSOCIATION OFFICERS

President Caridy Patino
Vice President Oscar Rojas
Treasurer Ricardo Samanez
Secretary Katya Rehders
Director Patrick Burbank

PROPERTY STAFF

Manager Julio Gonzalez-Portuondo
Admin. Assistant Roxana Fuentes
Bookkeeper Yhipsis Dumenigo
Maintenance Director Luis Lopez
Housekeeping Sup. ... Mercedes González
Valet Supervisor Humberto Zelaya
Security Director Wilfido Gomez

IMPORTANT NUMBERS

Main 305-854-5343
Fax 305-854-0466
TV Room/Security Extension 1
Front Gate Extension 2
Management Extension 3
Bookkeeper Extension 4
Receiving Extension 5
Valet Extension 6
Emails manager@brickellplace.net
admin@brickellplace.net
accounting@brickellplace.net
maintenance@brickellplace.net

OFFICE HOURS

Mon. - Fri. 9am - 12:30pm & 1:30-4pm

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MESSAGE FROM THE MANAGER

WEBINARS

We are excited to announce that we have begun offering Webinars to owners regarding the upcoming project and special assessment. The next webinars are scheduled for Tuesday, August 23rd and Tuesday, August 30th at 6:30pm. The office will be sending all owners the next webinar link shortly. We also will be creating content for both Owners and Tenant Residents soon, so stay tuned!

OFFICE HOURS

Just a friendly reminder that the office hours are now Monday – Friday, from 9am – 4pm for the public. The office will also close each weekday from 12:30pm – 1:30pm for lunch. Although the office staff are regularly in the office well past 5pm, we close to the public at 4pm to allow the staff to complete critical tasks uninterrupted. However, soon we will be rolling out WhatsApp Business to extend availability to owners and residents during and outside of normal business hours. We are in the process of completing the registration for the Association, then testing the system to ensure a smooth transition.

FURNITURE REMOVAL SERVICE FOR RESIDENTS

Please remember that the Resident Furniture Removal Service will be taking place from August 25th – August 31st. The truck will be stationed on the North Side of the property, East of the CTC Dumpster & Container. Please do not put debris in the truck, this is only for furniture to be discarded.

TENNIS INSTRUCTORS

Please be advised that all Tennis Instructors, including Owner and Tenants Tennis Instructors must register with the management office and comply with all requirements that we recently approved by the Association Board of Directors. There is an affidavit that must be signed and other supporting documentation required. No Owner/Tenant Tennis Instructors will be allowed to provide Tennis Lessons/Instructions to Non-Residents and are also prohibited from inviting Non-Residents to play in the Association Tennis Courts. All Owner/Tenant Tennis Instructors must comply with these new requirements effective September 1, 2022.

VENTLESS DRYERS

The majority of homes have traditional “hot box” dryers – the kind that use heat to dry clothes and pump exhaust outside through a vent. But in Brickell Place, a “Ventless” Dryer is required, and traditional “hot box” style dryers are strictly prohibited. The tower buildings (excluding the Townhouses) at Brickell Place

Continued on page 2

Message from the Manager (cont. from page 1)

are not constructed to accommodate traditional dryers. However, some owners/residents have nonetheless installed this prohibited style of dryers and punched a hole in the wall for a dryer vent. Unfortunately, this is very dangerous – since the lint and heat build up presents a serious fire hazard. Please make sure that you dryer is “Ventless” and if not, please make arrangements to change your dryer right away. We understand that this may be an inconvenience, but it is necessary to prevent a catastrophic fire and endanger the lives of residents at Brickell Place. If you have any questions, please feel free to contact the management office at your earliest opportunity.

SECURITY TRAINING

We are happy to announce that we are in the process of re-training our security staff to provide the necessary operational and procedural infrastructure necessary with In-House Concierge Security. This involves the roll-out of various standard operating procedures, on which they will be trained. We are addressing a plethora of areas including but not limited to, emergency procedures, visitor and contractor registration, noise complaints, enforcement of rules & regulations. Our goal is not only to secure the premises, but to maintain and enhance the quality of life for our owners and residents. We ask everyone’s patience, especially with our security staff, as we implement these procedures and quality control mechanisms to ensure staff compliance. For example, please to not object to identifying yourself to our security staff. There are almost 600 units and easily 1,500 residents in this community and it is impossible for them to remember or recognize them all. More importantly, they are only following procedures that we have provided them. Thank you for your patience and understanding!

BIKE RACK

As discussed in the last regularly scheduled monthly board meeting, we are assessing improvements to the bike storage amenities, including reorganizing 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 Friday, September 16, 2022. Any

remaining bikes chained onto a railing, will be removed after this date. Thank you for your anticipated cooperation.

CAMPAIGNERS

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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Back to School Recipe Slow Cooker Chicken & Dumplings

- 4 skinless, boneless chicken breast halves
 - 2 tablespoons butter
 - 2 (10.5 ounce) cans condensed cream of chicken soup
 - 1 medium onion, finely diced
 - 2 stalks celery, finely diced
 - 1 (10 ounce) package refrigerated biscuit dough
 - 2 cups water or chicken stock, (or as needed to cover)
1. Place chicken, condensed soup, onion, and butter in a slow cooker. Add enough water to cover.
 2. Cover and cook for 5 to 6 hours on High.
 3. About 1 hour before serving, tear biscuit dough into pieces. Place dough in the slow cooker. Cook until dough is no longer raw in the center. Makes 6-8 servings

Option: Vegetables like peas, corn, diced carrots or green beans can also be added during the last hour.



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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

The numbers tell the story, is it still the right time to Buy or Sell? Call us for a one-on-one consultation.

Quarterly Market Summary - Q2 2022 Townhouses and Condos Miami-Dade County

	Q2 2022	Q2 2021
Closed Sales	5,956	7,067
Paid in Cash	3,135	3,398
Median Sale Price	\$400,000	\$330,000
Average Sale Price	\$726,194	\$665,115
Dollar Volume	\$4.3 Billion	\$4.7 Billion
Med. Pct. of Orig. List Price Received	100.0%	95.8%
Median Time to Contract	24 Days	56 Days
Median Time to Sale	69 Days	100 Days
New Pending Sales	5,604	8,110
New Listings	7,438	7,947
Pending Inventory	2,638	4,460
Inventory (Active Listings)	5,817	8,409
Months Supply of Inventory	2.9	5.1

FOR SALE - 10 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3&4 BR's	2 units	\$1.590-\$4.250M
2 BR	7 units	\$575k-\$1.075M
1 BR	1 unit	\$430k



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CURRENT MARKET STATISTICS

AVERAGE DAYS ON THE MARKET: 15

CLOSED SALES: average price per sq ft in all four towers: \$453.04 (Excluding PH sale)

PENDING SALES AND AC: 8 units

SALE PRICE: 99% of asking price

CLOSED IN LAST 30 DAYS - 4 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
C408	3/2/1	\$959k	\$925K	Jun-22
D1913	2/2	\$775k	\$760k	Jul-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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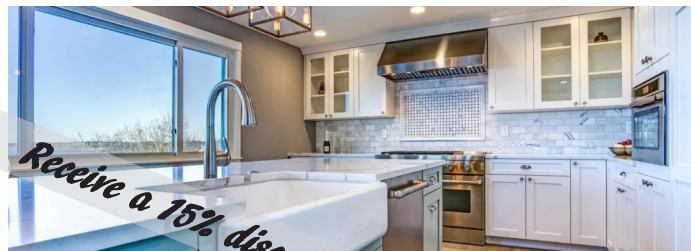
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