



# THE BUGLE

## at Brickell Place Phase II

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

Volume 18 Issue 2

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# BP | PHASE II AI | ASE



**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** ..... Ricardo Russi  
**Admin. Asst.** ..... Rebeca Font-Romero  
**Controller** ..... Henry Aguas  
**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

## GAS GUZZLERS

The price of gas is sky high! Most Americans are finding that they are spending more on gasoline than ever before. Although there is nothing you can do about the price at the pump, here are some tips to get the most out of that now expensive gasoline.

### Make Sure Your Car is in Good Shape

A car in poor running condition uses more gas. Any money you spend on a tune up will pay off in lower gasoline expenditures. Make sure the air and fuel filters are clean. Keep your tires properly inflated, but don't overfill your tires, as this can reduce your fuel efficiency. According to the U.S. Environmental Protection Agency, getting periodic wheel alignments can improve fuel economy up to 10 percent. If you are in the market for a new car, check the gas mileage estimates carefully.



### Drive Carefully

Try to avoid unnecessary driving, carpool when you can, and drive the speed limit. Try to avoid rush-hour traffic. Driving at a constant speed can increase your fuel efficiency up to 20 percent. Idling your car wastes gas. You also do not need to warm up your car to run properly. Don't accelerate aggressively or rev your engine. Reduce drag by keeping your windows closed.

### The Extras

Use your air conditioner sparingly. Take unnecessary items out of your car to reduce your vehicle's weight. Try to combine errands into one trip. Walk or bike to your destination.

### Fill 'Er Up!

Consult your car's manual to make sure you are using the right type of gasoline. Don't use premium gas if you don't need it. Buy gas when the temperatures are cooler, early morning or evening. You will actually be putting more gasoline in your car for the money, as gas is slightly denser when it is cooler. Don't overfill your tank, as you may lose some gasoline to spillage.

# GET AN INSURANCE CHECKUP

Want to save a little money? Take a hard look at your insurance coverage. Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company. To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.



### Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?

Once you've talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you've already paid.

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LOCATIONS**



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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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**RE-OPEN OLD & DENIED CLAIMS**

**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**



## GOT PROPERTY DAMAGE?

# GET HELP NOW!

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.

**7441 Wayne Ave**  
**PARKVIEW POINT - #15B**





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- Commissioner Eileen Higgins

SMALL BUSINESS SUPPORT

Learn about District 5's new small business initiative at [elevatedistrict5.com](http://elevatedistrict5.com)

305-375-5924

www.miamidade.gov/district05

@CommishEileen

FERTILIZER AWARENESS

The use of fertilizer is prohibited from May 15 - October 31.  
Learn more at [miamidade.gov/fertilizer](http://miamidade.gov/fertilizer)

STAY INFORMED

Sign up for the District 5 newsletter by emailing [district5@miamidade.gov](mailto:district5@miamidade.gov).

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

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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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

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