



THE BUGLE

at Brickell Place Phase II

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

Volume 18 Issue 3

September 2022

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

REMINDER

Our rules and regulations prohibit barbecues or barbecuing on the balconies, including the townhouses. The National Fire Protection Association (NFPA) code states, “no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft (3 m) of any structure.” Thank you for your cooperation.



RENTER’S INSURANCE

Take a look around you. Everything you see is vulnerable if you don’t have renter’s insurance. Many renters think that their possessions are covered by their landlord’s policy. But your landlord’s policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.

Why Do You Need Insurance?

You may think your possessions aren’t valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter’s insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

Isn’t It Expensive?

Renter’s insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

Where Do I Get Renter’s Insurance?

Almost all insurance agents that sell homeowner’s insurance also sell renter’s insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter’s insurance online, search for renter’s insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter’s insurance with low deductibles and the ability to purchase your policy online.

THE JEWISH HIGH HOLY DAYS

Rosh Hashanah and Yom Kippur are the most important of all Jewish Holidays and the only holidays that are purely religious, they are not tied to historical or natural events. They are observed in the fall season of the western calendar and the seventh month of the Jewish calendar - Tishri. Rosh Hashanah begins a 10-day period, known as the High Holy Days or Yamim Nora'im, a time of penitence and prayer that ends with Yom Kippur. Jews worldwide are given these 10 days to repent for their sins and ask God for forgiveness. "May you be inscribed in the Book of Life" is the common greeting during this period, as it is believed that on Rosh Hashanah God records the destiny of all mankind in the Book of Life. On Yom Kippur the Book is closed and sealed. Those that have repented for their sins are granted a good and happy New Year.



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EGG MUFFINS

- ½ pound sausage
- 12 eggs
- ½ cup chopped onion
- ½ cup chopped green bell pepper
- ½ teaspoon salt
- ¼ teaspoon ground black pepper
- ¼ teaspoon garlic powder
- ½ cup shredded Cheddar cheese

Directions

Preheat the oven to 350 degrees F. Lightly grease 12 muffin cups or line with paper muffin liners.

Heat a large skillet over medium-high heat. Stir in sausage and cook until crumbly, evenly browned, and no longer pink, 10 to 15 minutes. Drain off grease. Beat eggs in a large bowl. Stir in onion, green pepper, salt, pepper, and garlic powder. Mix in sausage and Cheddar cheese. Spoon into the prepared muffin cups.

Bake in the preheated oven until a knife inserted near the center comes out clean, 20 to 25 minutes.







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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 MID MARKET UPDATE

click link to download

The numbers tell the story, look at year to year 2021-2022

Summary Statistics	July 2022	July 2021	Percent Change Year-over-Year
Closed Sales	1,376	2,259	-39.1%
Paid in Cash	704	1,076	-34.6%
Median Sale Price	\$380,000	\$340,000	11.8%
Average Sale Price	\$573,523	\$575,720	-0.4%
Dollar Volume	\$789.2 Million	\$1.3 Billion	-39.3%
Median Percent of Original List Price Received	99.0%	97.0%	2.1%
Median Time to Contract	20 Days	43 Days	-53.5%
Median Time to Sale	64 Days	87 Days	-26.4%
New Pending Sales	1,401	2,081	-32.7%
New Listings	2,109	2,607	-19.1%
Pending Inventory	2,311	3,913	-40.9%
Inventory (Active Listings)	6,246	8,473	-26.3%
Months Supply of Inventory	3.3	4.9	-32.7%

FOR SALE LAST 60 DAYS - 11 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3&4 BR's	2 units	\$1.590-\$4.250M
2 BR	7 units	\$575k-\$755K
0-1 BR	2 unit	\$200K-\$430k

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CURRENT MARKET STATISTICS

AVERAGE DAYS ON THE MARKET: 24

SALE PRICE: 99% of asking price

CLOSED SALES: average price per sq ft in all four towers: \$472.00 (Excluding PH sale)

PENDING SALES AND AC: 2 units

CLOSED IN LAST 60 DAYS - 6 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
A1204	1/1	\$397k	\$386K	8/25
A908	2/2	\$739k	\$745k	8/12
B1005	1/1/1	\$390k	\$385k	8/26
B1704	1/1/1	\$379K	\$370K	7/22
BPH8	3/3	1580M	1535M	8/8
D1913	2/2	775k	760k	7/7

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