



# THE BUGLE

## at Brickell Place Phase II

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

Volume 18 Issue 7

December 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

**General Manager** ..... Ricardo Russi  
**Office Manager** ..... 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

## JOSE MARQUEZ

December 28, 1982 was a Tuesday. The US president was Ronald Reagan. The average price of a gallon of gas was \$1.22, and the state minimum wage was \$2.75/hour. It was also Jose Marquez's first day on the job at Brickell Place Phase II. Jose devoted the next 40 years of his life to this association and its residents. Jose's dedication and caring for the residents is truly inspiring. When asked, he expressed his gratitude for working at the building, and he shared some memories.



"I started working at the condominium on December 28, 1982. To date, I have been working here for 40 years.

Thank God I have had the health to achieve it. I remember Hurricane Andrew and how it destroyed the common areas. It seemed that everything had been destroyed, but with the efforts of all the employees we restored it in record time. I have memories of many people from the condominium who have left, due to illnesses, or the time of life that God gives, who I will never forget. I am happy because I have been working at Brickell Place Phase II for 27 years as an employee and 13 years as housekeeping supervisor. Thank you very much."

Please join us in celebrating this major milestone and thanking Jose for 40 years of exemplary and dedicated service.



# JOSE MARQUEZ



El 28 de diciembre de 1982 fue un martes. El presidente de los Estados Unidos fue Ronald Reagan. El precio promedio de un galón de gasolina era de \$1,22, y el salario mínimo estatal era de \$2,75/hora. También fue el primer día de trabajo de José Márquez en Brickell Place Phase II. José dedicó los siguientes 40 años de su vida a esta asociación y sus residentes. La dedicación y el cuidado de José por los residentes es verdaderamente inspirador. Cuando se le preguntó, expresó su gratitud por trabajar en el edificio y compartió algunos recuerdos.

“Yo comencé a trabajar en el condominio el 28 de diciembre de 1982. Hasta la fecha llevo trabajando 40 años aquí. Gracias a Dios he tenido la salud para lograrlo. Recuerdo el huracán Andrew cómo destruyó las áreas comunes. Parecía que todo había sido destruido pero con el esfuerzo de todos los empleados lo levantamos en un tiempo record. Tengo recuerdos de muchas personas del condominio que se han ido, por enfermedades, o por el tiempo de vida que Dios da, a quienes nunca olvidaré. Estoy feliz porque llevo 27 años trabajando como empleado y 13 años como supervisor de limpieza en Brickell Place Phase II. Muchísimas gracias.”

Únase a nosotros para celebrar este importante logro y agradecer a José por 40 años de servicio ejemplar y dedicado.

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Rami Boraz, License #P19224

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# Construction Advisory Committee Members Wanted

The board has directed management to request that all interested candidates for the Construction Advisory Committee submit their resumes to the Board of Directors by January 20, 2023 for consideration.



## Se Buscan Miembros Para El Comité Asesor De Construcción

La junta ha pedido a la gerencia que solicite que todos los candidatos interesados para el Comité Asesor de Construcción envíen sus currículos a la Junta Directiva antes del 20 de enero de 2023 para su consideración.



Commissioner **Eileen Higgins**  
District 5



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Miami, Florida 33145  
Monday - Friday / 9:00 am - 5:00 pm

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1700 Convention Center Drive, ground floor  
Miami Beach, Florida 33139  
Monday / Wednesday / 9:30 am - 4:30 pm

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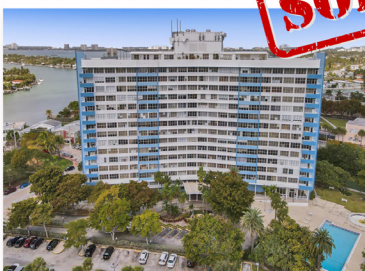
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## Frequently Asked Questions & Answers

### What is the status of the agreement with the contractor?

On December 12, 2022, at an open board of director's meeting, the board voted unanimously to cease contract negotiations between Brickell Place Phase II Association, Inc. and Properties of Elegant Distinction (PED), the contractor previously selected to perform the work for the 40-year recertification. The association's attorney provided a variety of factors that led to the board cautiously delaying the signing of a contract with PED and ultimately ceasing negotiations.

### What are the next steps?

The board directed management to contact the remaining vetted contractors to provide updated proposals for the 40-year recertification project for the board's consideration.

### In the meantime?

The 40-year recertification project plans/specifications have been submitted to the City of Miami. The board will select a contractor at an upcoming board of directors meeting. To reiterate, **the City of Miami has confirmed that no demolition order or evacuation will be issued since the structural engineer confirmed the integrity of the structure of our buildings on November 3, 2022 and opined that they were safe.**

## Preguntas Frecuentes y Respuestas

### ¿Cuál es el estado del acuerdo con el contratista?

El 12 de diciembre de 2022, en una reunión abierta de la junta directiva, la junta votó por unanimidad para cesar las negociaciones del contrato entre Brickell Place Phase II Association, Inc. y Properties of Elegant Distinction (PED), el contratista previamente seleccionado para realizar el trabajo para la recertificación de 40 años. El abogado de la asociación proporcionó una variedad de factores que llevaron a la junta a retrasar cautelosamente la firma de un contrato con PED y, en última instancia, a suspender las negociaciones.

### ¿Cuáles son los siguientes pasos?

La junta ordenó a la gerencia que se comunicara con los contratistas examinados restantes para proporcionar propuestas actualizadas para el proyecto de recertificación de 40 años para la consideración de la junta.

### ¿Mientras tanto?

Los planes/especificaciones del proyecto de recertificación de 40 años se han presentado a la Ciudad de Miami. La junta seleccionará un contratista en una próxima reunión de la junta directiva. Para reiterar, **la Ciudad de Miami ha confirmado que no se emitirá ninguna orden de demolición o evacuación ya que tienen la evaluación del ingeniero estructural del 3 de noviembre de 2022 confirmando que la estructura de nuestro edificio esta íntegra y segura.**

Wishing you all a happy and successful New Year!

PROPERTY OF THE MONTH

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3 BR	2 units	\$950k-\$3.850M
2 BR	4 units	\$675k-\$780k
1 BR	2 units	\$525k-\$630k

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



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### CURRENT MARKET STATISTICS

AVERAGE DAYS ON THE MARKET: 8

SALE PRICE: 99% of asking price

CLOSED SALES: average price per sq ft in all four towers: \$512.95

Pending Sales And Active W/Contract: 4 units

### FOR SALE

Unit #	BR/BA	S.F.	LIST PRICE
A1407	1/1/1	1,064	\$525K
C504	2/2/1	\$1,746	\$675K
C708	3/2	2,124	\$950K