



# BRICKELL PLACE

Phase I

*Monthly Newsletter*

Volume 16 Issue 6

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

January 2023

## BRICKELL PLACE PHASE I ASSOCIATION, INC.

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

### ASSOCIATION OFFICERS

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**Vice President** ..... Oscar Rojas  
**Treasurer** ..... Ricardo Samanez  
**Secretary** ..... Katya Rehders  
**Director** ..... Patrick Burbank

### PROPERTY STAFF

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**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](mailto:manager@brickellplace.net)  
                                   [admin@brickellplace.net](mailto:admin@brickellplace.net)  
                                   [accounting@brickellplace.net](mailto:accounting@brickellplace.net)  
                                   [maintenance@brickellplace.net](mailto:maintenance@brickellplace.net)

### OFFICE HOURS

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

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## HAPPY NEW YEAR

Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Brickell Place I. We feel fortunate to have you all as our residents.

## Toasting To a New Year

Toasts have existed for almost as long as drinking itself. To help you bring in the New Year properly, here are some great Irish toasts.



- In the New Year, may your right hand always be stretched out in friendship but never in want.
- May you be in heaven a full half hour before the devil knows you're dead.
- May you be poor in misfortune, rich in blessings, slow to make enemies, quick to make friends. But rich or poor, quick or slow, may you know nothing but happiness from this day forward.
- May the roof above us never fall in, and may we friends gathered below never fall out.
- Here's to you and yours and to mine and ours, and if mine and ours ever come across you and yours, I hope you and yours will do as much for mine and ours as mine and ours have done for you and yours.
- May you have warm words on a cold evening, a full moon on a dark night, and the road downhill all the way to your door.
- May the Lord keep you in his hand and never close his fist too tight on you.

# ELECTRIFYING NEWS

## Ways to Save Money on Your Electric Bill

Along with your other holiday bills coming due, you still will receive your regular bills, including utility bills. If the cost of electricity is getting you down, consider these ways to make your next bill smaller.

- ❑ Make sure that you set your thermostat to a comfortable level. Generally, this means your thermostat should be set to no higher than 70 degrees in the winter.
- ❑ If there is a dryer in your home, try removing clothing when it is still slightly damp and hanging it to dry. Not only do you save electricity, your clothes will last longer and require less ironing.
- ❑ Taking a long, hot shower is something that would show up on a water bill. Remember that heating water is expensive also. Take care to not let hot water run when shaving or washing dishes.
- ❑ Keep your refrigerator clean and vacuum the motor and coils at least once every three months. If your freezer is somewhat empty, fill empty milk jugs with water and keep them in the freezer.
- ❑ Use fluorescent bulbs in place of incandescent bulbs, and always use the lowest wattage necessary. Remember to turn off lights when you are not using them.
- ❑ Do not use the heated dry setting on your dishwasher. Instead let your dishes air dry.



By taking these simple steps, you can save money on your utility bills next time around. You are also helping to protect the environment by reducing your energy consumption.

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# French Onion Soup

- ½ cup unsalted butter
- 2 tablespoons olive oil
- 4 cups sliced onions
- 5 cups beef broth
- 2 tablespoons dry sherry
- 1 teaspoon dried thyme
- 1 pinch salt and pepper to taste
- 4 slices French bread
- 4 slices provolone cheese
- 2 slices Swiss cheese, diced
- ¼ cup grated Parmesan cheese

Melt butter with olive oil in an 8-quart stock pot over medium heat. Add onions and continually stir until translucent. Do not brown. Add beef broth, sherry, and thyme. Season with salt and pepper. Let simmer for 30 minutes. Meanwhile, preheat the oven's broiler. Ladle soup into oven-safe serving bowls and place one slice of bread on top of each (bread may be broken into pieces if you prefer). Layer each slice of bread with a slice of provolone, 1/2 slice diced Swiss and 1 tablespoon Parmesan cheese. Place bowls on a cookie sheet and broil in the preheated oven until cheese bubbles and browns slightly, 2 to 3 minutes.



Commissioner  
**Eileen Higgins**  
District 5



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**May 2023 Bring You Abundance and Joy!** *Happy New Year*

**2022 Profile of International Homebuyer Transactions of Miami Association of REALTORS® Members**

**\$6.8 billion**

Dollar volume of foreign buyer residential purchases during August 2021–July 2022  
(34% increase from 2021 volume; nationally, the dollar volume of foreign buyer purchases rose by 8.5%)

**17%**

Foreign buyer share to MIAMI dollar sales volume  
(higher than the 14% share in 2021 and the 3% share nationally)

**72%**

Fraction of MIAMI foreign buyers who primarily resided abroad  
(higher than 43% nationally)

**\$500,000**

MIAMI foreign buyer median purchase price  
(higher than \$420,200 MIAMI median sales price)



**FOR SALE - 9 UNITS**

BEDROOMS	TOTAL UNITS	PRICE RANGE
3 BR	2 units	\$950k-3.8M
2 BR	5 units	\$675k-760k
1 BR	3 unit	\$510k-525k

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



**Lilia V Naar PA**  
305 582-3017

lilinaar@gmail.com  
[www.lilia.naar.ewm.com](http://www.lilia.naar.ewm.com)



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**CURRENT MARKET STATISTICS**

**AVERAGE DAYS ON THE MARKET: 44**

**SALE PRICE: 97% of asking price**

**CLOSED SALES: average price per sq ft in all four towers: \$435.00**

**CLOSED LAST 60 DAYS- 3 UNITS**

Unit #	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
A102	0	\$200k	\$200k	9/13/2022
A1107	1/1/1	\$465k	\$440k	12/4/2022
B1502	1/1/1	\$450k	\$465k	12/30/22
B511	2/2	\$670k	\$655k	12/16/22

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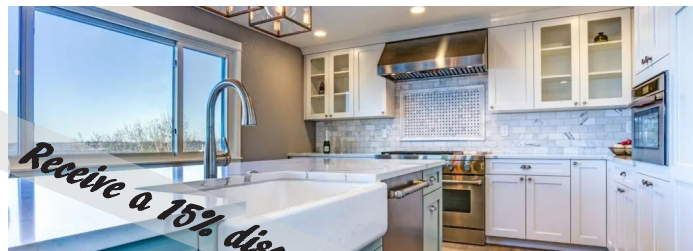
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