



THE BUGLE

at Brickell Place Phase II

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

Volume 18 Issue 8

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BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129
admin@bplace2.com

ASSOCIATION OFFICERS

President Fabian Wisniacki
Vice President Carlos Granier
Treasurer Rene Raffo
Secretary Carlos Baruki
Director Odoardo Sbarra
Director Gilberto Alvarez
Director Lenin Sánchez

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

REBECA FONT-ROMERO

One of our beloved and treasured staff members, Rebeca Font-Romero, recently celebrated a major milestone, her 25th anniversary at Brickell Place Phase II. Rebeca’s first day was on December 31, 1997, and she has been a loyal and dedicated employee ever since. Throughout the years, there have been changes in employees, managers and board members, but Rebeca has provided a steady continuity of service that the residents and employees have relied on.



Countless residents have expressed that Rebeca is not only valuable to our community, but she is also loved by all. Our current manager, Ricardo Russi, expressed that Rebeca is the bedrock of Brickell Place Phase II, and she is extremely vital to the administration of the community. He added, “In all my years of community association management, Rebeca truly stands out for being a conscientious, caring and knowledgeable service provider. I have really enjoyed working with her these past several months.”

Our previous manager, Randy Suarez, also congratulated Rebeca on her 25th anniversary at BPPII and shared, “I am very proud of her personal and professional growth, and unlike most employees who plateau after some time, Rebeca is one of those who continues to ascend throughout the years. I was lucky to have Rebeca by my side, and BPPII is very fortunate to have a person of Rebeca’s caliber as head of the office.”

When Rebeca was asked about these past 25 years, she replied, “It’s been an honor and privilege working at Brickell Place Phase II over the last 25 years. I would like to thank each and every one of you for the impact you’ve had on my personal and professional growth. I look forward to serving this community for many years to come. Thank you for being a part of some of my fondest memories.”

Rebeca, on behalf of the Brickell Place Phase II residents, Board of Directors and staff, thank you for all you have done for us for all of these years.

Uno de nuestros queridos y preciados empleados, Rebeca Font-Romero, recientemente celebró un hito importante, su 25 aniversario en Brickell Place

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Rebeca Font-Romero (viene de la página 2)

Phase II. Su primer día de trabajo fue el 31 de diciembre del 1997 y desde entonces ha sido una empleada leal y dedicada. A lo largo de los años, ha habido cambios en los empleados, gerentes y miembros de la junta, pero Rebeca ha brindado una continuidad constante del servicio en el que los residentes y empleados han confiado.


Innumerables residentes han expresado que Rebeca no solo es valiosa para nuestra comunidad, sino que también es querida por todos. Nuestro gerente actual, Ricardo Russi, expresó que Rebeca es la base de Brickell Place Phase II, y es extremadamente vital para la administración de la comunidad. Agregó: “En todos mis años de gestión de condominios, Rebeca realmente se destaca por ser una proveedora de servicios concienzuda, atenta y bien informada. Realmente disfruté trabajar con ella estos últimos meses”.

Nuestro gerente anterior, Randy Suárez, también felicitó a Rebeca por su 25 aniversario en BPPH y compartió: “Estoy muy orgulloso de su crecimiento personal y profesional y, a diferencia de la mayoría de los empleados que se estancan después de un tiempo, Rebeca es una de las que continúa ascendiendo a lo largo de los años. Tuve la suerte de tener a Rebeca a mi lado, y BPPH es muy afortunado de tener a una persona del calibre de Rebeca como jefa de la oficina”.

Cuando se le preguntó a Rebeca sobre estos últimos 25 años, respondió: “Ha sido un honor y un privilegio trabajar en Brickell Place Phase II durante los últimos 25 años. Me gustaría agradecer a todos y cada uno de ustedes por el impacto que han tenido en mi crecimiento personal y profesional. Espero poder servir a esta comunidad durante muchos años más. Gracias por ser parte de algunos de mis mejores recuerdos”.

Rebeca, en nombre de los residentes, la Junta Directiva y los empleados de Brickell Place Phase II, gracias por todo lo que has hecho por nosotros durante todos estos años.

TWO CONVENIENT LOCATIONS



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MIAMI BEACH OFFICE
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 Miami Beach, Florida 33139
 Monday / Wednesday / 9:30 am - 4:30 pm

www.miamidade.gov/district05
 305-375-5924
 District5@miamidade.gov

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2023 Board of Directors

Dear Owners and Residents,

The Brickell Place Phase II Board of Directors would like to extend our warmest congratulations to all members of the community on the recent successful election. We would like to express our gratitude to all the owners who participated in the election, either by casting their votes or by running as candidates. Your active participation reflects the strong sense of community that we have in our condominium.

We would like to extend our appreciation to all the candidates for the dedication and effort they put into their election campaigns. The high level of engagement demonstrated during the campaign period is a testament to the commitment and dedication of our community members to the betterment of our condominium.

We are excited to welcome two new members to the Board of Directors, Carlos Baruki and Odoardo Sbarra. Their contributions and leadership will be invaluable as we work together to maintain and improve our community, and we are confident they will bring fresh perspectives and ideas to the table as we embark on our 40-year building recertification project.

We would like to introduce the 2023 Board of Directors:

President: Fabian Wisniacki (148 votes)
 Vice-President: Carlos Granier (154 votes)
 Secretary: Carlos Baruki (146 votes)
 Treasurer: Rene Raffo (150 votes)
 Director: Odoardo Sbarra (144 votes)
 Director: Gilberto Alvarez (150 votes)
 Director: Lenin Sánchez (150 votes)

Once again, thank you to all who participated in the election and for your continued support of our community. We look forward to working together to make our condominium a wonderful place to call home.

Sincerely, The Brickell Place Phase II Board of Directors

2023 La Junta Directiva

Queridos dueños y residentes,

La Junta Directiva de Brickell Place Phase II envía nuestras más cálidas felicitaciones a todos los miembros de la comunidad por la reciente exitosa elección. Estamos agradecidos con todos los propietarios que participaron, ya sea emitiendo sus votos o postulándose como candidatos. Su participación activa refleja el fuerte sentido de comunidad que tenemos en nuestra propiedad.

Apreciamos el gran esfuerzo y dedicación puesto por todos los candidatos en sus campañas electorales. El alto nivel de participación demostrado durante el período de campaña es un testimonio del compromiso y dedicación de los miembros de nuestra comunidad para mejorar nuestra propiedad.

Queremos dar la bienvenida a dos nuevos miembros a la Junta Directiva, Carlos Baruki y Odoardo Sbarra. Sus contribuciones y liderazgo serán de gran valor mientras trabajamos juntos para mantener y mejorar nuestra comunidad, y estamos seguros de que aportarán perspectivas e ideas frescas mientras nos embarcamos en nuestro proyecto de recertificación de los 40 años.

Nos gustaría presentarles a la Junta Directiva 2023:

*Presidente: Fabian Wisniacki (148 votos)
 Vicepresidente: Carlos Granier (154 votos)
 Secretario: Carlos Baruki (146 votos)
 Tesorero: Rene Raffo (150 votos)
 Director: Odoardo Sbarra (144 votos)
 Director: Gilberto Alvarez (150 votos)
 Director: Lenin Sánchez (150 votos)*

Una vez más, gracias a todos los que participaron en la elección y por su continuo apoyo a nuestra comunidad. Esperamos trabajar juntos para hacer de nuestra propiedad un hogar maravilloso.

Atentamente, La Junta Directiva de Brickell Place Phase II



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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



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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

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

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