



**BRICKELL PLACE PHASE II ASSOCIATION, INC.**  
1915 & 1925 Brickell Avenue  
Miami, FL 33129



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- President** ..... Fabian Wisniacki
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- Director** ..... Lenin Sánchez

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- Security Director** ..... Amet Aguilar
- Asst. Security Director** ..... Jorge Garcia
- Operations Manager** ..... Laura Becerra

**IMPORTANT NUMBERS**

- Main** ..... 305-858-3891
- Fax** ..... 305-858-9319
- Convenience Store** ..... 305-285-0400

**OFFICE HOURS**

- Monday - Friday** ..... 8-4:30 pm

## 40-YEAR RECERTIFICATION PROJECT UPDATE

I am pleased to inform you that the survey, required for the 40-year recertification project, was received by the Association and was submitted with the engineer’s revised drawings to the City of Miami for approvals. On 7/13/23, the building reviewer at the City of Miami approved our submittal, and we are just awaiting approval from the structural reviewer, which should be obtained within a couple of weeks. The contractor agreement finalization is progressing as planned and scheduled. Upon having the contractor agreement executed, the permit application will be submitted by the contractor.

## ACTUALIZACIÓN DEL PROYECTO DE RECERTIFICACIÓN DE 40 AÑOS

*Me complace informarles que el levantamiento topográfico, requerida para el proyecto de recertificación de los 40 años, fue recibida por la Asociación y enviada con los planos revisados del ingeniero a la Ciudad de Miami para su aprobación. El 13 de julio del 2023, el revisor de edificios de la ciudad de Miami aprobó nuestra presentación y solo estamos esperando la aprobación del revisor estructural, que debe obtenerse dentro de las próximas semanas. La finalización del contrato de contratista va según lo planeado y programado. Una vez que el contrato de contratista es ejecutado, la solicitud de permiso será submitida por el contratista.*

## Miami Building Efficiency 305 Program

Building Efficiency 305 (BE305) is a program that was created in response to the Miami City Commission's mandate to mitigate emissions of greenhouse gases. BE305 is intended to allow a data-based approach to analyze future energy needs, improve future usages, eliminate waste, and reduce costs by benchmarking energy and water consumption annually. Benchmarking is a process whereby the buildings’ annual energy and water consumption data and its physical and operational characteristics create a comparable energy efficiency rating, which allows the tracking of

*Continued on page 2*

**Building Efficiency 305 Program (cont. from page 1)**

our energy performance over time and against similar buildings locally, regionally, and nationwide.

Our report submission for Brickell Place Phase II Association has been reviewed and is in compliance with the City of Miami for reporting year 2023. Going forward, the buildings' energy and water performance must be reported annually for each previous year's data.



**Programa Miami 305 de Eficiencia de Construcción**

Building Efficiency 305 (BE305) es un programa que se creó en respuesta al mandato de la Comisión de la Ciudad de Miami para mitigar las emisiones de gases de efecto invernadero. BE305 está destinado a permitir un enfoque basado en datos para analizar las necesidades energéticas futuras, mejorar los usos futuros, eliminar el desperdicio y reducir los costos mediante la evaluación comparativa del consumo de energía y agua anualmente. La evaluación comparativa es un proceso mediante el cual los datos de consumo anual de energía y agua de los edificios y sus características físicas y operativas crean una calificación de eficiencia energética comparable, que permite el seguimiento de nuestro desempeño energético a lo largo del tiempo y contra edificios similares a nivel local, regional y nacional.

Nuestro envío de informes de Brickell Place Phase II Association ha sido revisado y cumple con la Ciudad de Miami para el año 2023. En el futuro, los datos del rendimiento de agua y energía de los edificios de cada año anterior debe informarse anualmente.

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[www.miamidade.gov/district05](http://www.miamidade.gov/district05)  
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 District5@miamidade.gov

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# Lobby Refurbishment Update

Linda Hein, in her advisory capacity to the Board of Directors, will be presenting options for new carpet and fabrics for the lobbies in buildings C and D on: **TUESDAY, AUGUST 15th at 11: 00 a.m. at the lobby in Building D.**

All owners are invited to view and discuss the various options.

**HOPE TO SEE YOU THERE!**



# Actualización de remodelación del lobby

Linda Hein, en su calidad de asesora de la Junta Directiva, estará presentando opciones para nuevas alfombras y telas para los lobbies en los edificios C y D el: **MARTES 15 DE AGOSTO a las 11:00 a.m. en el lobby del Edificio D.**

Todos los propietarios están invitados a ver y discutir las varias opciones.

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**BRICKELL PLACE CONDOMINIUM**

A-1865 Brickell Ave | B-1901 Brickell Ave  
C-1915 Brickell Ave | D-1925 Brickell Ave

*Sold within the last 3 months*

APT #	BED	BATHS	SQ FT	SOLD PRICE
A-1412	2	2	1,362	\$601,400.00
A-1407	1	1	1,064	\$525,000.00
A-703	1	1.5	1,064	\$470,000.00
A-1509	3	2.5	2,133	\$750,000.00
A-TH1	2	2	2,123	\$1,650,000.00
A-1107	1	1.5	1,064	\$425,000.00
B-1502	1	1.5	1,064	\$465,000.00
B-511	2	2	1,362	\$655,000.00
C-708	3	3	2,124	\$860,000.00
C-1505	1	1.5	873	\$430,000.00



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Information is believed accurate, but not guaranteed. Information obtained from Miami-Dade public records.

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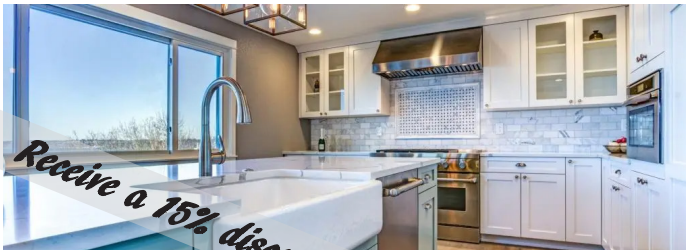
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