



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



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OFFICE HOURS

Monday - Friday 8-4:30 pm

40-Year Recertification Update

We are pleased to report that our structural plans have been approved, and we have obtained the building permit for the 40-year recertification project. We have met all timeframes set by the City of Miami, and we can progress to the commencement of the structural work. The Association’s attorney is negotiating the remaining contract terms with the contractor’s attorney, and the contract is expected to be executed within the upcoming weeks.

Actualización De Recertificación De 40 Años

Nos complace informarles que nuestros planos estructurales han sido aprobados y hemos obtenido el permiso de construcción para el proyecto de recertificación de 40 años. Hemos cumplido con todos los plazos establecidos por la ciudad de Miami y podemos avanzar el inicio del trabajo estructural. El abogado de la Asociación está negociando los términos restantes del contrato con el abogado del contratista y se espera que el contrato se ejecute en las próximas semanas.

Building Elevator Update

At the moment, elevators #4 (service elevator) and #5 (middle elevator) in the D building are fully operational. We are currently awaiting motion control boards and a drive component for elevator #6 (right elevator), which has been temporarily shut down. Once elevator #6 is operational in the coming weeks, elevators #5 and #6 will be in full operation, while the necessary repairs are done to elevator #4, which should take a couple of weeks. These repairs will keep the three elevators in building D fully operational. In the meantime, proposals for the future modernization of all the elevators are being sought. Additionally, we are formulating a plan to ameliorate the use of the elevators, specifically by parcel delivery companies (Amazon, FedEx, etc.). More information will be shared on this plan once it is finalized.

Actualización Del Los Ascensores

Por el momento, los ascensores n° 4 (ascensor de servicio) y n° 5 (ascensor del medio) del edificio D se encuentran en pleno funcionamiento. Actualmente estamos esperando tableros de control de movimiento y un componente de accionamiento para el ascensor n.° 6 (ascensor derecho), que ha sido cerrado temporalmente. Una vez que el ascensor n.° 6 esté operativo en las próximas semanas, los ascensores n.° 5 y 6 estarán en pleno funcionamiento, mientras se realizan las reparaciones necesarias en el ascensor n.° 4, lo que debería llevar un par de semanas. Estas reparaciones mantendrán en pleno funcionamiento los tres ascensores del edificio D. Mientras tanto, se buscan propuestas para la futura modernización de todos los ascensores. Además, estamos formulando un plan para mejorar el uso de los ascensores, específicamente por parte de las empresas de paquetería (Amazon, FedEx, etc.). Se compartirá más información sobre este plan a medida que esté finalizado.

Lobby Refurbishment Update

Thanks to everyone who was able to attend the presentation of the two color schemes for the carpet and fabrics for the C & D building lobby seating areas. The BEIGE scheme was overwhelmingly the favorite. Our goal is to have this project completed by Thanksgiving.

Actualización De La Renovación Del Lobby

Gracias a todos los que pudieron asistir a la presentación de las dos combinaciones de colores para la alfombra y las telas de la zona de asientos del lobby en los edificios C y D. El esquema BEIGE ("Beige Scheme") fue abrumadoramente el favorito. Nuestro objetivo es tener este proyecto terminado antes del Día de Acción de Gracias.

BRICKELL PLACE PHASE II LOBBIES

BEIGE SCHEME



CHAIRS



SOFAS



CARPET



CHAIRS



BENCH





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 Inside D5 Newsletter

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Slow Cooker Butter Chicken

- 2 tbs butter
- 2 tbs vegetable oil
- 4 large skinless, boneless chicken thighs, cut into bite-sized pieces
- 1 onion, diced
- 3 cloves garlic, minced
- 1 (6 oz) can tomato paste
- 1 tbs curry paste
- 2 tsp curry powder
- 2 tsp tandoori masala
- 1 tsp garam masala
- 15 green cardamom pods
- 1 (14 oz) can coconut milk
- 1 cup low-fat plain yogurt
- salt to taste

Heat butter and oil in a large skillet over medium heat. Stir in chicken, onion, and garlic. Cook and stir until onion has



softened, about 10 minutes. Stir in tomato paste, curry paste, curry powder, tandoori masala, and garam masala until no lumps of tomato paste remain. Pour mixture into a slow cooker; stir in cardamom pods, coconut milk, and yogurt. Season with salt. Cook on high 4 to 6 hours (or on low 6 to 8 hours) until chicken is tender and sauce has reduced to desired consistency. Remove and discard cardamom pods before serving.



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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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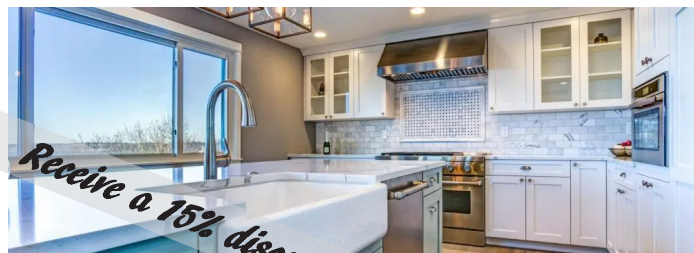
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