



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



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- Operations Manager.....Laura Becerra
- Controller Henry Aguas
- Housekeeping Supervisor..Jose Marquez
- Security Director.....Amet Aguilar

IMPORTANT NUMBERS

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- Fax 305-858-9319
- Convenience Store 305-285-0400

OFFICE HOURS

- Monday - Friday 8-4:30 pm

40-YEAR RECERTIFICATION PROJECT UPDATE

The 40-year recertification project is progressing steadily, but has encountered some weather delays. In order to recoup these lost days of progress, Bengoa Construction has been permitted to work until 5 pm on weekdays and to work on Saturdays from 9 am to 5 pm, on an as-needed basis.

At the moment, the east 10-line windows, 09-line and 08 line, excluding the southeast windows, have been completed in the D building. There are currently 6 working swing stages, and it is planned to add a seventh shortly.

In the C building, the 09 balconies and the 08 line, excluding the southeast windows have been completed. There are currently 5 working swing stages, and it is planned to add a sixth and seventh swing stage.

It was recently requested that the engineer conduct his inspections and mark-ups of the covered garage, so that work can be performed in the garage during inclement weather to avoid further delays.

ACTUALIZACIÓN DEL PROYECTO DE RECERTIFICACIÓN DE LOS 40 AÑOS

El proyecto de recertificación de 40 años avanza de manera constante, pero se ha encontrado algunos retrasos climáticos. Para recuperar estos días perdidos, a Bengoa Construction se le ha permitido trabajar hasta las 5 pm de lunes a viernes y trabajar los sábados de 9 am a 5 pm, según sea necesario.

Por el momento, en el edificio D se han completado las ventanas del este de la línea 10, la línea 09 y la línea 08, excluyendo las ventanas del sureste. Actualmente hay seis plataformas suspendidas en funcionamiento y está previsto agregar una séptima en breve.

En el edificio C se han completado los balcones 09 y la línea 08, excluyendo las ventanas sureste. Actualmente hay cinco plataformas suspendidas en funcionamiento y está previsto agregar una sexta y una séptima plataforma suspendida.

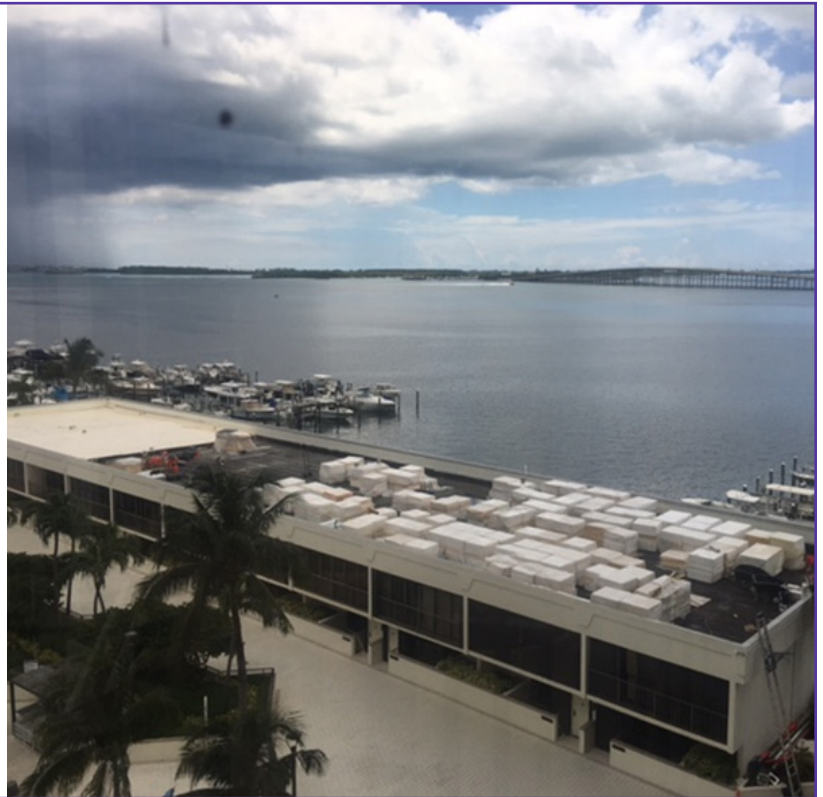
Recientemente se solicitó que el ingeniero haga sus inspecciones y marcas en el garaje cubierto, de modo que se pueda realizar el trabajo en el garaje durante las inclemencias del tiempo para evitar más retrasos.

Townhouse Roof Project Update

The townhouse roof project has also encountered weather delays. As a result, Best Roofing has been permitted to work on Saturdays on an as-needed basis. Additional insulation has been delivered, and the insulation and new membrane installation is at 50% completion. The roof project is at 61% completion.

Actualización Del Proyecto De Techo De Los Townhouses

El proyecto del techo de los townhouses también ha sufrido retrasos climáticos. Como resultado, a Best Roofing se le ha permitido trabajar los sábados según sea necesario. Se entregó aislamiento adicional y la instalación del aislamiento y la nueva membrana está completada en un 50%. El proyecto del techo tiene un avance del 61%.



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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
D1408	3	2	2124	\$962,000
B2101	2	2	1661	\$880,000
B1514	2	2	1723	\$760,000
C801	2	2	1567	\$760,000
A1013	2	2	1467	\$700,000
B2402	1	1	1064	\$490,000
C1205	1	1	873	\$466,000
A1807	1	1	1064	\$480,000



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

REMINDER: SPEED LIMIT IS 5 MPH

The posted speed limit throughout our community is 5 MPH. Unfortunately, there are drivers who disregard the speed limit and drive recklessly beyond 5 MPH. Also, there are drivers who violate the speed limit on the ramp to and from the parking garage. This not only violates the posted speed limit, but also poses a safety hazard for our residents. **The speed limit at Brickell Place Phase II Condominium is 5 MPH.**

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RECORDATORIO: EL LÍMITE DE VELOCIDAD ES 5 MPH

*El límite de velocidad publicado en toda nuestra comunidad es de 5 MPH. Desafortunadamente, hay conductores que ignoran el límite de velocidad y conducen imprudentemente a más de 5 MPH. Además, hay conductores que infringen el límite de velocidad en la rampa de entrada y salida del estacionamiento subterráneo. Esto no sólo viola el límite de velocidad publicado, sino que también representa un peligro para la seguridad de nuestros residentes. **El límite de velocidad en Brickell Place Phase II Condominium es 5 MPH.***

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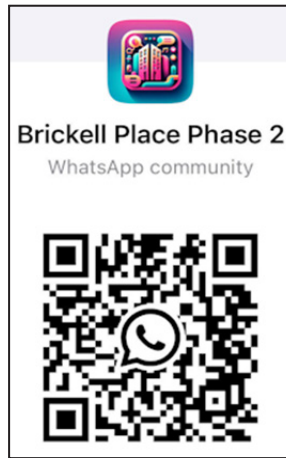
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WhatsApp Community Channel Reaches 352 Residents

352 residents have joined our WhatsApp Community Channel. The WhatsApp Community Channel is designed for one-way communication to ensure that all members receive information without the clutter of group discussions. If you have not yet joined our WhatsApp Community Channel- a dedicated space for you to receive the latest updates, announcements, and important information about our condominium community, please consider joining and join your fellow neighbors.



To join, simply click on this link: <https://chat.whatsapp.com/F1uDfIcWmBZ95z25M1oKOA> and follow the instructions to join the channel or you may scan the QR code provided below with your phone.

El Canal Comunitario De WhatsApp Llega A 352 Residentes

352 residentes se han unido a nuestro Canal Comunitario de WhatsApp. El canal comunitario de WhatsApp está diseñado para una comunicación unidireccional para garantizar que todos los miembros reciban información sin el desorden de las discusiones grupales. Si aún no se ha unido a nuestro canal comunitario de WhatsApp, un espacio dedicado para que reciba las últimas actualizaciones, anuncios e información importante sobre nuestra comunidad de condominios, considere unirse y unirse a sus compañeros vecinos.

Para unirse, simplemente haga clic en este enlace: <https://chat.whatsapp.com/F1uDfIcWmBZ95z25M1oKOA> y siga las instrucciones para unirse al canal o puede escanear el código QR que se proporciona a continuación con su teléfono.

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@CommishEileen



Inside D5 Newsletter



Commissioner
Eileen Higgins
District 5

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2. RIC model.

What Makes Our Community Great?

We are proud to highlight the exceptional dedication and hard work of our esteemed employee, Leandro Alvarez. Since January, 2013, Leandro has been an invaluable asset to the Brickell Place Phase II community, consistently demonstrating loyalty and a proactive approach to maintenance and repairs. His innovative ideas and solutions have significantly contributed to the upkeep and improvement of our facilities, ensuring a safe and comfortable living environment for all residents.

Leandro has been of great help to our residents, always ready to assist with any issues and provide friendly support. His commitment to excellence and his approachable demeanor makes him a cherished member of our team and a trusted figure within our community. Thank you, Leandro!



¿Qué Hace Que Nuestra Comunidad Sea La Mejor?

Estamos orgullosos de destacar la dedicación excepcional y el arduo trabajo de nuestro estimado empleado, Leandro Álvarez. Desde enero de 2013, Leandro ha sido un activo invaluable para la comunidad de Brickell Place Phase II, demostrando constantemente lealtad y un enfoque proactivo para el mantenimiento y las reparaciones. Sus ideas y soluciones innovadoras han contribuido significativamente al mantenimiento y mejora de nuestras instalaciones, garantizando un entorno de vida seguro y cómodo para todos los residentes.

Leandro ha sido de gran ayuda para nuestros residentes, siempre dispuesto a ayudar con cualquier problema y brindar apoyo amigable. Su compromiso con la excelencia y su comportamiento accesible lo convierten en un miembro apreciado de nuestro equipo y una figura confiable dentro de nuestra comunidad. ¡Gracias Leandro!

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