



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



DIRECTORS AND OFFICERS

Director & President.....Carlos E. Granier
Director & Vice Pres......Alvaro Aranguren
Director & Secretary..... Robert Jaffe
Director & Treasurer..... Patrick Garcia
Director..... Gilberto Alvarez
Director..... Julio Collier
Director.....Adrian Quinteros

ADMINISTRATION

General Manager Ricardo Russi
Office Manager..... Rebeca Font-Romero
Operations Manager..... Laura Becerra
Controller Henry Aguas
Housekeeping Supervisor.. Jose Marquez
Security Director..... Amet Aguilar

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

The following work is being performed in the D building:

- Shutters are being reinstalled on the 10-line west windows and the 11-line east windows.
- Caulking is being applied on the 13-line balconies
- Pressure washing on the 13-line west windows.
- Pressure washing, painting and stucco on the southwest corner of the building.



In the C building:

- Shutters are being reinstalled on the 11-line balconies.
- Stucco is being applied on the 12-line west windows and 13-line east windows.
- Waterproofing is being applied on the 13-line balconies.
- Stucco is also being applied on the southwest corner of the building.

Actualización del Proyecto de Recertificación de los 40 Años

En el edificio D se están realizando las siguientes obras:

- *Se están reinstalando shutters en las ventanas de la línea 10 oeste y en las ventanas de la línea 11 este.*
- *Se reemplaza calafateo en los balcones de la línea 13*
- *Lavado a presión en las ventanas de la línea 13 oeste.*
- *Limpeza a presión, pintura y estuco en la esquina suroeste del edificio.*

En el edificio C:

- *Se están reinstalando shutters en los balcones de 11 líneas.*
- *Se está aplicando estuco en las ventanas de 12 líneas al oeste y en las ventanas de 13 líneas al este.*
- *Se está aplicando impermeabilización en los balcones de 13 líneas.*
- *También se está aplicando estuco en la esquina suroeste del edificio.*

Get an Insurance Checkup

Want to save a little money? Take a hard look at your insurance coverage. Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company.

To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.



Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?

Once you've talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you've already paid.

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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.

Townhouse Roof Project Update

The townhouse roof replacement work passed the City of Miami final inspection. Additionally, the manufacturer, Fibertite, inspection for the warranty also passed. Best Roofing pressured washed the roof, pavers, stairs, and painted the areas that were stained during the roofing work. We are now waiting for the engineer's final inspection and for Sunbelt Rentals to pick up their machines and ladders.



Actualización Del Proyecto De Techo De Los Townhouses

El reemplazo del techo de la casa pasó la inspección final de la ciudad de Miami. Además, también pasó la inspección del fabricante, Fibertite, para la garantía. Best Roofing lavó a presión el techo, los adoquines, las escaleras y pintó las áreas que se mancharon durante el trabajo de techado. Ahora estamos esperando la inspección final del ingeniero y que Sunbelt Rentals recoja sus máquinas y escaleras.



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

<p>DISTRICT OFFICE 2100 Coral Way, Suite 400 Miami, Florida 33145 Monday - Friday 9 am - 5 pm</p>	<p>MIAMI BEACH OFFICE 1700 Convention Center Drive, ground floor Miami Beach, Florida 33139 Monday / Wednesday 9:30 am - 4:30 pm</p>
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 @CommishEileen

 Inside D5 Newsletter




Commissioner Eileen Higgins
District 5

TWO CONVENIENT LOCATIONS



DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

EMERGENCY CARE 24/7

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerrads@gmail.com
WWW.DENTISTSURFSIDE.COM

7441 Wayne Ave
PARKVIEW POINT - #15B







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WhatsApp Community Channel Reaches 360 Residents

360 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 360 Residentes

360 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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