



**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

PASSING OF THE TORCH

Ricardo Russi has resigned from his position of General Manager of Brickell Place Phase II (BPP2) effective August 23, 2024. Ricardo is embarking on an endeavor, which will better align with his professional and academic goals. He stated, “I am grateful that I had the opportunity to manage such a great community, with the best staff and residents. It has truly been a pleasure, and BPP2 will always have a special place in my heart.” Further, he expressed pride in the work that he performed during his two years as our General Manager. He specifically cited getting the 40-year structural recertification project started and on-track, the completion of the townhouse roofing project and the commencement of the Structural Integrity Reserve Study (SIRS).

The general manager succession and transition could not have materialized any better. Rebeca Font-Romero accepted the Association’s offer, and she will be our next General Manager. Rebeca, who has been with BPP2 for 27 years, is well-respected and loved by all. She started at BPP2 on December 31, 1997, and she has been a loyal and dedicated employee ever since. Throughout the years, there have been many changes in employees, managers and board members, but Rebeca has persisted and provided a reliable continuity of service that the residents and employees have relied upon.



In the January 2023 edition of the Bugle, Rebeca was highlighted for her 25th anniversary at BPP2. In that article, Rebeca was asked about her past 25 years at BPP2. 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.” At that time, she would not have guessed being the next General Manager one and a half years later.

Ricardo provided sufficient notice to allow for a smooth transition. When asked about his successor, he emphatically replied, “I cannot think of anyone who is more deserving of this promotion. She truly cares about this community and each any every resident and employee. Rebeca is Brickell Place Phase II.” 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 and congratulations on your well-deserved promotion.

PASO DE LA ANTORCHA

Ricardo Russi renunció a su puesto de Gerente General de Brickell Place Phase II (BPP2) a partir del 23 de agosto de 2024. Ricardo se está embarcando en un esfuerzo que se alinearán mejor con sus objetivos profesionales y académicos. El dijo: “Estoy agradecido de haber tenido la oportunidad de administrar una comunidad tan excelente, con el mejor personal y residentes. Ha sido realmente un placer y BPP2 siempre tendrá un lugar especial en mi corazón”. Además, expresó orgullo por el trabajo que realizó durante sus dos años como nuestro Gerente General. Citó específicamente el inicio y la puesta en marcha del proyecto de recertificación estructural de los 40 años, la finalización del proyecto de techo de los townhouses y el inicio del Estudio de Reserva de Integridad Estructural (SIRS).

La sucesión y transición del gerente general no podría haberse materializado mejor. Rebeca Font-Romero aceptó la oferta de la Asociación y será nuestra próxima Gerente General. Rebeca, que lleva 27 años en BPP2, es muy respetada y querida por todos. Comenzó en BPP2 el 31 de diciembre de 1997 y desde entonces ha sido una empleada leal y dedicada. A lo largo de los años, ha habido muchos cambios en empleados, gerentes y miembros de la junta directiva, pero Rebeca ha persistido y ha brindado una continuidad confiable del servicio en el que los residentes y empleados han confiado.

En la edición de enero 2023 del Bugle, Rebeca fue destacada por su 25 aniversario en BPP2. En ese artículo, le preguntaron a Rebeca sobre sus últimos 25 años en BPP2. Ella respondió: “Ha sido un honor y un privilegio trabajar en Brickell Place Phase II durante los últimos 25 años. Me gustaría agradecerles 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”. En ese momento, no habría imaginado que sería la próxima Gerente General un año y medio después.

Ricardo avisó con suficiente antelación para permitir una transición sin problemas. Cuando se le preguntó sobre su sucesor, respondió enfáticamente: “No se me ocurre nadie que merezca más este ascenso. Ella realmente se preocupa por esta comunidad y por cada residente y empleado. Rebeca es Brickell Place Phase II”.

Rebeca, en nombre de los residentes, la junta directiva y el personal de Brickell Place Phase II gracias por todo lo que has hecho por nosotros durante todos estos años y felicidades por su merecido ascenso.

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.**

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.**

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.

40-Year Recertification Project Update

The 40-year recertification project is progressing at a steady pace. During the first week in August, the work on the D building will be making its first turn and progressing onto the west side of the building. As a result, we have closed the provisional entrance/exit for the D building at the far southwest of the building, and we have reopened the receiving area.

It is projected that by the end of July, line 11 in the D building will be completed and the swing stage will be relocated to line 01. In building C, line 10 will be completed and the swing stage will be relocated to Line 13.

Actualización Del Proyecto De Recertificación De Los 40 Años

El proyecto de recertificación de los 40 años avanza a un ritmo constante. Durante la primera semana de agosto, el trabajo en el edificio D dará su primer giro y avanzará hacia el lado oeste del edificio. Como resultado, hemos cerrado la entrada/salida provisional del edificio D en el extremo suroeste del edificio y hemos reabierto el área de recepción.

Se proyecta que para finales de julio se complete la línea 11 en el edificio D y se reubique la plataforma suspendida a la línea 01. En el edificio C, se completará la línea 10 y se reubicará la plataforma suspendidas a la Línea 13.

Townhouse Roof Project Update

The townhouse roofing project is 90% complete and will be completed by the end of July. Best Roofing is anticipating wrapping the project up in the first week of August. Once the roofing work is concluded, the playground will be reopened shortly thereafter.

Actualización Del Proyecto De Techo De Los Townhouses

El proyecto de techo de los townhouses está completo en un 90% y estará terminado a finales de julio. Best Roofing prevé concluir el proyecto en la primera semana de agosto. Una vez finalizados los trabajos de techo, el parque infantil se reabrirá poco después.



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9 am - 5 pm


MIAMI BEACH OFFICE
1700 Convention Center Drive, ground floor
Miami Beach, Florida 33139
Monday / Wednesday
9:30 am - 4:30 pm





@CommishEileen



Inside D5 Newsletter





Commissioner Eileen Higgins
District 5

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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