



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 Rebeca Font-Romero
- Assistant Manager.....Laura Becerra
- Admin. AssistantJulianne Garcia
- 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

Board to Meet to Approve 2024-2025 Budget

The Board of Directors and Management will be conducting a meeting on Friday, October 18th at 7:00PM in the Building C Meeting Room and via Zoom to adopt the fiscal 2024-25 operating budget.

The proposed budget reflects a \$1,524,827 or 433.5% increase in reserve contributions coupled with a \$829,560 or 14.6% increase in operating expenses, which result in an annual increase in regular member assessments of \$2,354,386 or 45.5% in 2024/2025. The BOD realizes this is significant increase, which is attributable to meeting our required Florida Statutory SIRS reserve contribution level, a reserve contribution level for Non-SIRS items representing other major essential capital expenditures, and rising operating expense levels.

Operating expenses continue to climb materially, which are mainly a reflection of the dramatic rise in insurance expense and labor costs experienced by older waterfront condominiums in South Florida. The BOD and Management will continue to review the SIRS and proposed budget closely to determine the most accurate budget is presented at this next meeting and adopted. Once approved, new monthly assessments will go into effect beginning November 1st, 2024.

La Junta Se Reunirá Para Aprobar Presupuesto 2024-25

La Junta Directiva y la Administración llevarán a cabo una reunión el viernes 18 de octubre a las 7:00 p.m. en la sala de reuniones del Edificio C y vía Zoom para presentar y aprobar el presupuesto operativo fiscal 2024-2025.

El presupuesto propuesto refleja un aumento de \$1,524,827 o 433.5% en las contribuciones a las reservas, junto con un aumento de \$829,560 o 14.6% en los gastos operativos, lo que resulta en un aumento anual de las cuotas de mantenimiento de los miembros de \$2,354,386 o 45.5% en 2024/2025. La Junta Directiva comprende que este es un aumento significativo, que es atribuible al cumplimiento con el nivel de las reservas requeridas según la ley SIRS de la Florida, un nivel de contribución a las reservas para artículos No-SIRS que representan otros gastos de capital esenciales importantes, y el aumento en los niveles de gastos operativos.

Los gastos operativos continúan aumentando de manera considerable, principalmente debido al drástico aumento en los costos de seguros y laborales que experimentan los condominios antiguos frente al mar en el sur de Florida. La Junta Directiva y la Administración seguirán revisando detenidamente los SIRS y el presupuesto propuesto para asegurar que se presente el presupuesto más preciso en esta próxima reunión y que sea aprobado. Una vez aprobado, las nuevas cuotas de mantenimiento mensuales entrarán en vigor a partir del 1 de noviembre del 2024.

October is National Breast Cancer Awareness Month

How can I find breast cancer early?

The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.

Changes to look for in your breasts

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other



For more information you can visit the American Cancer Society’s breast cancer Web site at www.cancer.org/ or call 800-ACS-2345. You can also visit the Breast Cancer Network’s Web site at www.breastcancer.net.

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C-1915 Brickell Ave | D-1925 Brickell Ave

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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.

Don't Forget... Spring forward... FALL BACK...

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 AM on Sunday, November 3, 2024.



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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cgpimarc@earthlink.net | 786-223-9417

DID YOU KNOW THAT? PUMPKIN FACTS

A pumpkin is really a squash? It is! It's a member of the Cucurbita family which includes squash and cucumbers.

That pumpkins are grown all over the world? Six of the seven continents can grow pumpkins including Alaska! Antarctica is the only continent that they won't grow in.



That the "pumpkin capital" of the world is Morton, Illinois? This self proclaimed pumpkin capital is where you'll find the home of the Libby corporation's pumpkin industry.

That the Irish brought this tradition of pumpkin carving to America? The tradition originally started with the carving of turnips. When the Irish immigrated to the U.S., they found pumpkins a plenty and they were much easier to carve for their ancient holiday.

Fun Facts About The Pumpkin!!

- Pumpkins contain potassium and Vitamin A.
- Pumpkin flowers are edible.
- The largest pumpkin pie ever made was 20ft in diameter and weighed 3,699 pounds. It used 1,212 pounds of canned pumpkin, 109 gallons of milk, 2,796 eggs, 7 pounds of salt, 14 pounds of cinnamon, and 525 pounds of sugar
- In early colonial times, pumpkins were used as an ingredient for the crust of pies, not the filling.
- Pumpkins were once recommended for removing freckles and curing snake bites.
- The largest pumpkin ever grown weighed 2,749 pounds.
- Pumpkins are 90 percent water.
- 80% of the pumpkin supply in the US is available in October.
- Native Americans flattened strips of pumpkins, dried them and made mats.
- Native Americans called pumpkins "isqoutm squash."
- Native Americans used pumpkin seeds for food and medicine.

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