

The Bugle



at Brickell Place Phase II



Volume 21 Issue 12

June 2026

BP | P AI | HASE II

BRICKELL PLACE PHASE II ASSOCIATION, INC.

1915 & 1925 Brickell Avenue
Miami, FL 33129

DIRECTORS AND OFFICERS

Director & President...Eleonora Gabaldon
Director & Vice Pres...... Julio Collier
Director & Secretary..... Linda Hein
Director & Treasurer..... Stephen Naar
Director.....Andy Scalese
Director.....Martha Bonilla
Director.....Amanda Hand

ADMINISTRATION

Community Assn. Mgr..... Dyanna Pryce
Facilities & Ops Manager... Ricardo Inirio
Office Manager.....Ariane Ventura
Bookkeeper.....Kerena Rangel
Housekeeping Supervisor..Jose Marquez

IMPORTANT NUMBERS

Main 305-858-3891
Fax 305-858-9319

OFFICE HOURS

Monday - Friday..... 8-4:30 pm



BRICKELL PLACE PHASE II

Community Project & Maintenance Updates

Exciting improvements continue throughout the community as multiple enhancement projects move forward across the property. Here's a look at the latest progress:

BDA Communication System

The BDA communication system project is entering its final stage. Elevator-related equipment has already been installed, bringing the community one step closer to a fully upgraded emergency communication system. Remaining work includes final approval of the fire alarm integration and installation of fire sprinkler devices.



HVAC Replacement Project

The HVAC replacement project continues progressing successfully. Following permit approvals, the project has moved into the equipment manufacturing phase. Equipment delivery is anticipated in October 2026, with overall project completion expected by December 2026. Management remains in close coordination with contractors and vendors to help keep the project on track and minimize disruptions whenever possible.

EV Charging Stations

The EV charging station project remains on track, with the majority of the infrastructure and electrical work already completed. The final connection and energization by FPL has been temporarily delayed due to additional permitting requirements requested by the City of Miami. Once the revised permits receive approval, the energization process will be rescheduled with FPL. We will continue to keep residents informed as the project progresses and appreciate your patience as we work through the final regulatory steps necessary to bring the stations online.

Fire Alarm Inspection

The annual fire alarm inspection has been completed, including all elevator-related inspections.

Elevator Annual Inspection

The annual elevator inspections have been successfully completed, helping ensure continued safety, compliance, and reliable operation throughout the property.

Continued on page 2

Community Updates (cont. from page 1)

Fire Damper Project

The fire damper project has been successfully completed, including fire alarm integration and system programming updates. Corridor ceiling restoration work is now underway, including the installation of new access panels to improve future maintenance accessibility.

Water Supply Line Repair

The water supply line repair project has been successfully completed. As part of the upgrade, a new shutoff valve was installed to allow future maintenance and repairs to be performed more efficiently and with less inconvenience to residents.

Pool & Deck Maintenance

Several improvements have recently been completed throughout the pool and deck areas. Pool expansion joints were replaced, while additional maintenance included pressure cleaning of pavers, painting of adjacent walls, repainting umbrella bases, and maintenance of drain covers. These updates continue improving both the appearance and functionality of the amenity areas.

Marble Floor Upkeep

The marble flooring in Buildings C and D — including the lobby areas, party rooms, and mailbox areas — has been professionally polished to restore shine and maintain the upscale appearance of the property.

BBQ Area & Surrounding Improvements Summary

Several improvements and maintenance projects were completed in the barbecue and dog park areas to enhance the overall appearance, cleanliness, and comfort of the community. Work included pressure cleaning, acid washing, and painting of the barbecue area awnings, as well as acid washing of the pavers to remove stains and improve aesthetics.

Additional repairs were completed throughout the area, along with landscaping enhancements. The fire extinguisher cabinets were also replaced to improve functionality and appearance.

To further enhance resident comfort, a new commercial fan was installed in the seating area near the dog park, improving airflow for residents, caregivers, and children using the space.

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PARKING RULES

REMINDER!



RESIDENTS: Must park only in their assigned parking spaces.



VISITORS: Visitor spaces are for visitors only and may not be used for more than **15 days** within a one-month period.



Vehicles not in compliance may be subject to **finest, towing, and parking space rental fees** in accordance with the Association's Rules and Regulations.



BRICKELL PLACE PHASE II BILLING UPDATES



We are excited to announce improvements to the house charge and work order payment process! Residents can now conveniently use a single platform — **Buidium** — for all house charge payments and account management.

ADVANTAGES OF THE NEW SYSTEM:



• **One Convenient Platform:** Residents can now maintain and review their unit's house charge balances and payment history in one centralized website.



• **Lower Payment Fees:**
○ **ACH Payments:** Buidium offers ACH payments with no processing fees to residents. (ONR previously charged fees above 4%.)
○ **Credit Card Payments:** Credit card transaction fees are now approximately 3%, significantly lower than ONR's previous fees, which exceeded 10% in some cases.



• **More Payment Options:** Increased payment flexibility and easier access to online payment methods for residents.



• **Improved Efficiency & Transparency:** The updated system provides a cleaner, more streamlined billing and payment experience for both residents and management.



COMMISSIONER
VICKI L. LOPEZ
MIAMI-DADE COUNTY - DISTRICT 5



My Miami and Miami Beach offices are open and ready to welcome you. If you have a concern, need assistance, or want to connect with County services, my team and I are here to listen and support you.

CONTACT US:

- ☎ 305-375-5924 ✉ district5@miamidade.gov
- 🌐 www.miamidade.gov/district05 📱 @CommissionerVickiLLopez
- 📍 2100 Coral Way, Suite 400, Miami, FL 33145 (Open M-F, 9 AM - 5 PM)
- 📍 1700 Convention Center Drive, 1st Floor, Miami Beach, FL 33139 (Open M & W, 9 AM - 5 PM)

Mis oficinas en Miami y Miami Beach están abiertas y listas para recibirle. Si tiene alguna inquietud, necesita asistencia o desea conectarse con servicios del Condado, mi equipo y yo estamos aquí para escucharle y brindarle apoyo.

CONTÁCTENOS:

- ☎ 305-375-5924 ✉ district5@miamidade.gov
- 🌐 www.miamidade.gov/district05 📱 @CommissionerVickiLLopez
- 📍 2100 Coral Way, Suite 400, Miami, FL 33145 (Abierto de lunes a viernes, de 9 AM a 5 PM)
- 📍 1700 Convention Center Drive, 1st Floor, Miami Beach, FL 33139 (Abierto los lunes y miércoles, de 9 AM a 5 PM)



Celebrating the Mothers of Brickell Place Phase II

On May 8th, Brickell Place Phase II proudly hosted a Mother's Day Appreciation Event to celebrate and honor the amazing mothers within our community. As a heartfelt gesture of appreciation, roses were distributed throughout the property to help make the day extra special.



BUILDING MARKET INTELLIGENCE · MAY 2026

Brickell Place — Phase I vs Phase II Market Comparison

BERKSHIRE HATHAWAY HOMESERVICES EWM REALTY

AVG SOLD \$/SF \$402 <small>7 sales - last 6 mo.</small>	SALE / LIST 92.4% <small>avg ratio</small>	AVG DOM 292 <small>days on market</small>	ACTIVE 8 <small>units for sale</small>
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PHASE I — CLOSED SALES

2005 & 1901 Brickell Ave Last 6 months Sorted by close date

CLOSED	UNIT	RD/BA	SQ FT	SOLD PRICE	\$/SF	DOM
04/24/2026	B1408	2/2	1,061	\$650,000	\$391	781
04/15/2026	B905	1/1.5	808	\$405,000	\$407	75
03/06/2026	B1711	2/2	1,362	\$470,000	\$345	114
02/17/2026	B2413	2/2	1,407	\$330,000	\$361	223
01/09/2026	A611	2/2	1,362	\$350,000	\$404	218
01/09/2026	B2205	1/1.5	808	\$380,000	\$438	560
12/09/2025	B1912	2/2	1,362	\$335,000	\$407	70

Avg Sold \$/SF: \$402 - Avg Sale/List: 92.4% - Avg DOM: 292 days

ACTIVE LISTINGS

UNIT	RD/BA	SQ FT	LIST PRICE	\$/SF	DOM
B2209	3/3	2,133	\$1,499,000	\$703	304
A1209	3/2.5	2,133	\$1,238,000	\$590	198
A1013	2/2	1,407	\$750,000	\$511	179
B711	2/2	1,362	\$675,000	\$496	483
B413	2/2	1,407	\$635,000	\$433	212
B1107	1/1.5	1,064	\$495,000	\$465	127
B1407	1/1.5	1,064	\$479,000	\$450	80
A1104	1/2	808	\$458,000	\$528	32

Data: Miami-Dade MLS - May 2026 - Believed accurate, not guaranteed.

AVG SOLD \$/SF \$484 <small>4 sales - last 6 mo.</small>	SALE / LIST 95.6% <small>avg ratio</small>	AVG DOM 88 <small>days on market</small>	ACTIVE 6 <small>units for sale</small>
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PHASE II — CLOSED SALES

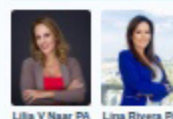
2025 & 1925 Brickell Ave Last 6 months Sorted by close date

CLOSED	UNIT	RD/BA	SQ FT	SOLD PRICE	\$/SF	DOM
02/27/2026	C1001	2/2	1,507	\$762,000	\$480	21
01/09/2026	C1412	2/2	1,424	\$700,000	\$492	204
12/29/2025	D1811	2/2	1,316	\$610,000	\$464	8
12/12/2025	D1108	3/3	2,124	\$1,050,000	\$494	58

Avg Sold \$/SF: \$484 - Avg Sale/List: 95.6% - Avg DOM: 88 days

ACTIVE LISTINGS

UNIT	RD/BA	SQ FT	LIST PRICE	\$/SF	DOM
DPH3	5/5.5	5,430	\$3,000,000	\$553	203
D1808	3/3	2,124	\$875,000	\$412	1
C1404	2/2.5	1,746	\$799,000	\$458	31
C906	2/2	1,583	\$750,000	\$474	693
D1703	1/1.5	1,005	\$325,000	\$322	92
D1003	1/1.5	1,005	\$510,000	\$507	41



YOUR RESIDENT REALTORS
Living & Selling in Brickell Place

Lilla V Najar PA / Realtor-Associate
305.582.2027 - lnavar@gmail.com

Lina Rivera PA / Realtor-Associate
305.967.9601 - mrivera.lj@ewm.com

Carlos R Olivares LLC / Broker-Associate
305.594.9627 - olivares.cj@ewm.com

To view current Brickell Place listings:
myre.io/0sTeGF34LRdu

BP II PHASE II
HURRICANE SEASON
BEGINS JUNE 1ST

A HURRICANE GUIDE HAS BEEN SHARED WITH RESIDENTS.

PREPARE. STAY INFORMED. STAY SAFE.

HURRICANE SEASON BEGINS JUNE 1ST

Please take time to review the Hurricane Preparedness Guide shared with all residents, also available on the Brickell Place Phase II website. Preparation today helps keep our community safe tomorrow. Stay informed, stay ready, and stay safe.



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Abraham Jaskiel, DMD
Steven Jaskiel, DDS

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BRICKELL PLACE CONDOMINIUM

Most Recent Sales

Apt #	Bed	Bath	Sq Ft	Sold Price
A-1901	2	2	1,661	\$790,000
B-1209	3	3	2,133	\$940,000
B-1713	2	2.5	1,467	\$640,000
B-2304	1	1.5	868	\$440,000
C-408	3	2.5	2,124	\$925,000



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







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