

The Bugle



at Brickell Place Phase II

Volume 22 Issue 2

August 2026

**BP
AI** | **P
H
A
S
E
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 Maintenance Update

Enhancing Brickell Place Phase II – One Project at a Time

Maintaining and enhancing Brickell Place Phase II remains one of the Association's highest priorities. Throughout the reporting period, our on-site team and trusted vendor partners completed numerous projects and improvements to enhance both the appearance and functionality of our community. These ongoing efforts reflect our commitment to preserving property values, protecting our building systems, and providing residents with a safe, attractive, and enjoyable place to call home.

Hallway Restoration

Following various repair projects, hallway ceilings and architectural details were professionally repaired, patched, and repainted. These improvements restored a clean, seamless appearance while preserving the elegant character of our common areas.

Service & Utility Door Improvements

Several service and utility doors throughout the property were repaired, restored, and repainted, improving both their appearance and long-term durability while maintaining a consistent aesthetic throughout the community.

Exterior Repairs & Beautification

A variety of exterior maintenance and improvement projects were completed during this reporting period, including:

- Repair and restoration of damaged entrance planter stucco.
- Painting of the entrance ramp walls.
- Exterior wall repairs and repainting in selected common areas.
- Repair of electrical wiring serving the entrance light poles.

These improvements not only enhance the appearance of the property but also help protect building components from long-term weather-related deterioration.

Landscape Enhancements

Our entrance landscaping received a fresh update with new ornamental plants



Continued on page 2

Maintenance Updates (cont. from page 1)

and seasonal flowers, creating a more welcoming first impression while enhancing the beauty and curb appeal of Brickell Place Phase II.

Spa Heater Replacement

The new spa heater was successfully installed by Reef Tropical Pools and became fully operational during the reporting period. Management coordinated the installation to ensure a smooth transition and restore reliable spa heating for residents to enjoy year-round.

Building Systems & Preventive Maintenance

Maintaining the reliability of our critical building systems is essential to the safety and operation of our community.

During this reporting period, the following work was completed:

- The Fire Pump was professionally repaired by Industrial Service Solutions, restoring the system to proper operating condition.
- Preventive maintenance inspections of the fire pump

system were completed.

- Preventive maintenance inspections of the domestic water pumping systems were performed.
- Management coordinated the installation and commissioning of the new spa heater with Reef Tropical Pools.

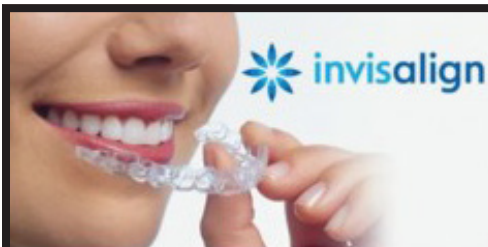
Ongoing Property Care

Our maintenance program continues every day to ensure the community remains clean, safe, and well maintained.

Ongoing work includes:

- Daily cleaning of all common areas.
- Scheduled pressure cleaning throughout the property.
- Routine painting and touch-up work.
- Regular inspections of common elements.
- Prompt response to maintenance requests and repairs.

These continuous efforts help preserve the quality, appearance, and long-term value of Brickell Place Phase II.



Abraham Jaskiel, DMD
Steven Jaskiel, DDS

1865 Brickell Ave #A207 Miami, FL 33129

Holistic | Cosmetic | Pediatric | & Family Dentistry

- 🦷 Mercury Free office
- 🦷 Gum Treatment
- 🦷 Cosmetic
- 🦷 Reconstructive
- 🦷  invisalign®
- 🦷 Inflammation & Toxin Removal
- 🦷 Veneers – Implants
- 🦷 Root-canals/extractions
- 🦷 Laser Surgery & 3D Scanning

Consult with us before getting a Root-canal or Extraction!!

We may prevent it! We preserve your natural teeth & reduce the need for root canals with our biomimetic techniques.

Insurance Accepted

Including: Aetna, Metlife, Cigna, Guardian, United Health, GEHA, Humana & others

(Use it or lose it: Use your insurance before the end of the year!)



www.Drjaskiel.com

 @BrickellDentist

@Brickellholisticdentistry

**Ask About Our
NEW PATIENT
SPECIAL**
Expires NOV 30, 2026



(305) 653-2231

Free Parking

THE PATIENT AND ANY OTHER PERSON RESPONSIBLE FOR PAYMENT HAS A RIGHT TO REFUSE TO PAY, CANCEL PAYMENT, OR BE REIMBURSED FOR PAYMENT FOR ANY OTHER SERVICE, EXAMINATION, OR TREATMENT THAT IS PERFORMED AS A RESULT OF AND WITHIN 72 HOURS OF RESPONDING TO THE ADVERTISEMENT FOR THE FREE, DISCOUNTED FEE, OR REDUCED FEE SERVICE, EXAMINATION, OR TREATMENT.

Leak Prevention Program *THANK YOU*

Thank you to the many homeowners who have participated in our Leak Prevention Program by replacing their aging water heaters. Your proactive efforts help prevent water leaks, protect neighboring homes, reduce costly repairs, and preserve the integrity of our community.

If your water heater is nearing the end of its useful life, we encourage you to replace it before a leak occurs. Preventive maintenance is one of the most effective ways to protect your home and our community.

Thank you for your cooperation and for helping keep Brickell Place Phase II safe, protected, and well maintained.

thank you



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)

OUR COMMUNITY.
OUR HOME.
OUR FUTURE.

Happy BACK to SCHOOL!

WISHING ALL OF OUR AMAZING STUDENTS A FANTASTIC SCHOOL YEAR!

Whether you're starting preschool, elementary, middle school, high school, college or continuing your education – *hold your head high, stay curious, and never stop believing in yourself.*

BE BRAVE
Try new things and don't be afraid to make mistakes.

STAY FOCUSED
Your hard work today builds your better tomorrow.

BE KIND
Treat others with respect and make a difference.

DREAM BIG
There are no limits to what you can achieve!

WE ARE SO PROUD OF YOU!
Have a safe, happy and successful school year!
– FROM YOUR BRICKELL PLACE II COMMUNITY

You've got this!

BE SAFE. BE RESPECTFUL. BE YOUR BEST. Go shine!

CARPET Cleaning

CLEANER SPACES, BETTER LIVING

BENEFITS

- Removes dirt, dust and allergens
- Improves indoor air quality
- Extends the life of your carpet
- Keeps our community clean & welcoming

Thank you for your cooperation!

Regular carpet cleaning helps maintain a clean, healthy, and professional environment for our residents and guests.

A CLEAN COMMUNITY STARTS WITH US

MONTH SCHEDULE

- 01st to 15th BUILDING D**
- 16th to 30th BUILDING C**

Scheduled cleaning is available in Building (Resident Center) and ONR under "Schedule" file.

All your community documents. Right at your fingertips.

Access important community documents anytime, anywhere with the Resident Center (Buildium App).

- Governing Documents
- Rules & Regulations
- Association Forms
- Meeting Minutes
- Community Communications
- Contracts & Other Important Files

Haven't activated your account or need help? Contact the Management Office. We're happy to assist!

STAY INFORMED. STAY CONNECTED.
Access your Resident Center anytime, anywhere!

HAPPY PETS, HAPPY NEIGHBORS.

**MINDFUL TODAY,
HARMONIOUS EVERY DAY.**

Our pets are family—and so are our neighbors. By being thoughtful and responsible pet owners, we help create a peaceful and enjoyable environment for everyone in our community.

PLEASE BE CONSIDERATE OF THOSE AROUND YOU

KEEP NOISE TO A MINIMUM

Excessive barking or noise can disturb your neighbors. Please help keep our community peaceful.

CLEAN UP AFTER YOUR PET

Always clean up after your pet in all areas of the property, including common areas and walkways.

KEEP PETS LEASHED

Pets must be on a leash when outside your unit and in all common areas of the building and grounds.

RESPECT SHARED SPACES

Not all residents are pet lovers. Please be mindful of others when using elevators, halls, and amenities.

FOLLOW PET POLICIES

Please ensure your pet is registered with management and that vaccinations are up to date.

A little consideration goes a long way in making **Brickell Place Phase II** a safe, comfortable, and enjoyable place for everyone.

BPI PHASE II
BRICKELL PLACE II

*Together, we keep
BRICKELL PLACE II
Beautiful!*

**A CLEAN COMMUNITY
STARTS WITH ALL OF US.**

Please help us maintain our community by using the proper receptacles and areas for:

TRASH
Use the trash receptacles.

CIGARETTE BUTTS
Use designated ashtrays and receptacles.

PET WASTE
Clean up after your pets.

Place all trash and litter in the appropriate trash receptacles.

Never discard cigarette butts on the ground, in planters, or drains. Use ashtrays provided.

Always pick up pet waste and dispose of it in the trash receptacles. Pet waste is not fertilizer.

KEEPS OUR COMMUNITY CLEAN & BEAUTIFUL
A clean environment enhances our quality of life and property value.

PROTECTS OUR HEALTH & ENVIRONMENT
Proper disposal helps prevent pests, pollution and protects our bay.

SHOWS RESPECT FOR OTHERS
Be considerate of your neighbors, our staff, and our guests.

WE ARE A COMMUNITY
Your small actions make a big difference for all of us.

THANK YOU FOR DOING YOUR PART!
Let's work together to keep Brickell Place II the beautiful community we are proud to call home.

Thank You!
FOR HELPING KEEP
BRICKELL PLACE II
BEAUTIFUL.

BUILDING MARKET INTELLIGENCE · JULY 2026

Brickell Place — Phase I vs Phase II Rental Market

BERKSHIRE
HATHAWAY
HOMESERVICES
EWM REALTY

AVG 1BR RENT \$2,914 11 leases - last 6 mo.	AVG 2BR RENT \$4,488 4 leases - last 6 mo.	LEASE / ASK 97.9% avg ratio	AVG DOM 43 days to lease
--	---	--	---------------------------------------

PHASE I — RECENT LEASES

1865 & 1901 Brickell Ave - Last 6 months - Jan-Jul 2026 - Sorted by lease date

LEASED	UNIT	BD/BA	SQ FT	RENT/MO	DOM
07/24/2026	B2004	1/1.5	868	\$2,900	59
07/07/2026	B912	2/2	1,362	\$3,950	8
07/05/2026	B1504	1/1.5	868	\$2,600	67
07/01/2026	A514	2/2	1,723	\$4,400	14
06/23/2026	A1203	1/2	1,064	\$3,100	31
06/22/2026	A904	1/1.5	868	\$2,500	149
05/29/2026	A614	2/2	1,723	\$4,250	107
05/15/2026	B2207	1/1.5	1,064	\$3,000	37
04/15/2026	B2106	1/1.5	1,064	\$3,250	86
04/15/2026	A2006	1/1.5	1,064	\$3,000	14
04/01/2026	B1804	1/1.5	868	\$3,000	7
03/23/2026	B407	1/1.5	1,064	\$2,800	42
03/17/2026	B604	1/1.5	868	\$2,800	0
02/17/2026	B1714	2/2	1,723	\$5,350	14
02/11/2026	B1907	1/1.5	1,064	\$3,100	5

* No 3BR/4BR lease activity in this period — active 3BR/4BR inventory exists but has not transacted.

ACTIVE RENTALS

UNIT	BD/BA	SQ FT	LIST RENT	DOM
A606	1/1.5	1,040	\$3,500	11
A707	1/1.5	1,064	\$2,950	108
A502	1/1.5	1,064	\$2,950	24
B1903	1/1.5	1,064	\$2,900	14
B1007	1/1.5	1,064	\$2,850	21
B1807	1/1	1,064	\$2,800	41
A805	1/2	868	\$2,750	34
B906 (under contract)	1/1.5	1,064	\$2,700	79

Lilia V Naar PA / Realtor-Associate
305.582.3017 - liliinaar@gmail.comLina Rivera PA / Realtor-Associate
305.967.9601 - rivera.li@ewm.com

AVG 2BR RENT \$4,430 5 leases - last 6 mo.	AVG 3BR RENT \$7,200 2 leases - last 6 mo.	LEASE / ASK 97.7% avg ratio	AVG DOM 45 days to lease
---	---	--	---------------------------------------

PHASE II — RECENT LEASES

1915 & 1925 Brickell Ave - Last 6 months - Jan-Jul 2026 - Sorted by lease date

LEASED	UNIT	BD/BA	SQ FT	RENT/MO	DOM
07/14/2026	D1603	3/2.5	2,012	\$7,200	49
06/01/2026	C1407	3/2.5	2,172	\$7,200	75
05/04/2026	D2006	2/2	1,583	\$5,000	8
05/01/2026	D606	2/2	1,583	\$4,500	19
04/10/2026	D1201	2/2	1,567	\$4,450	41
04/10/2026	D1411	2/2	1,316	\$3,800	84
04/01/2026	C801	2/2	1,567	\$4,400	42

* No 1BR lease activity in this period — Phase II smallest floor plan is 2BR/2BA.

ACTIVE RENTALS

UNIT	BD/BA	SQ FT	LIST RENT	DOM
D2011 (under contract)	2/2	1,316	\$4,650	55
C1109 (under contract)	1/1.5	1,005	\$2,650	123



Lilia V Naar PA



Lina Rivera PA

YOUR RESIDENT
REALTORSLiving & Selling in
Brickell PlaceCarlos R Olivares LLC / Broker-Associate
305.894.6637 - olivares.c@ewm.comTo view current Brickell Place listings:
myre.io/0sTeGF54LRdu

BACK-TO-SCHOOL SAFETY REMINDER

As the new school year begins next week, the Association would like to remind everyone that traffic in and around our community will increase, particularly during the morning and afternoon school hours.

Please help keep our community and neighboring streets safe by following these important reminders:

- **Drive slowly and obey all posted speed limits.**
- **Allow extra travel time** for increased traffic during school drop-off and pick-up hours.
- **Be alert for children** walking, riding bicycles, or crossing streets, especially near entrances, exits, and sidewalks.
- **Yield to pedestrians** at all crosswalks and intersections.
- **Avoid distractions** while driving. Please refrain from using handheld devices behind the wheel.
- **Watch carefully when backing out** of parking spaces, as children may be difficult to see.
- **Be patient and courteous** with fellow drivers, pedestrians, school buses, and crossing guards.

Together, we can help ensure a safe start to the school year for our residents, our neighbors, and the children in our community. Thank you for your cooperation in making safety a priority.



Coral Gables Dental Arts

We Are
Smile MAKERS!



Full Service
Dentistry

Scan for
All Services



Join Us For
Wellness Wednesdays
* All Day



iDrip Immunity | iDrip Beauty | iDrip Metabolizer | Anti-Aging
Injections | Medical Weight Loss | And More

We have **SPECIAL PRICES** for our **KEY BISCAYNE** Patients.
Call us to schedule your appointment and ask for more information.



Coral Gables Dental Arts
305.661.5360 | 305.361.5493
2645 SW 37th Ave. | Ste. 303 | Coral Gables, FL 33133

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



ALYESKA SEMSCH
JOSE CARLOS JIMENEZ
786-326-7655
info@semschrealty.com



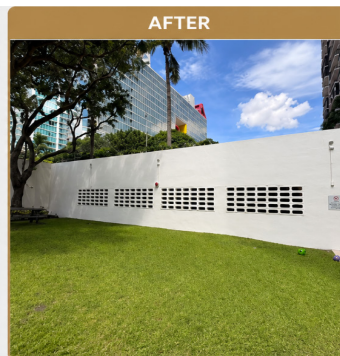
SEMSCH REALTY

200 Crandon Blvd Suite 204, Key Biscayne, FL 33149
Brickell / Downtown / Key Biscayne
Coconut Grove / Coral Gables / Sunny Isles

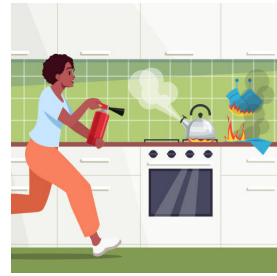
Information is believed accurate, but not guaranteed. Information obtained from Miami-Dade public records.

MAINTENANCE UPDATES

BPI
AI
PHASE II



What a Kitchen Fire Spray Can and Can't Do



The little aerosol fire spray in the kitchen drawer may not last as long as homeowners expect. According to Consumer Reports, the cans carry only about a three-year shelf life -- far less than the six to twelve years of a traditional extinguisher -- and they have no pressure gauge, so there is no way to confirm one is still charged. The date is printed on the can; note it and replace on schedule.

The sprays do have real virtues. There is no pin to pull, just point and spray, and they are rated for grease and cooking-oil flare-ups, which makes them easy to grab in a hurry. But they are a backup, not a replacement. The label itself states the spray does not meet NFPA 10, the standard for a true fire extinguisher.

Why Plain Water Isn't Always The Best Drink In The Heat

For workers sweating through a shift outdoors or in a hot plant, the most surprising hydration advice is that plain water is not the drink that keeps the body hydrated longest. A University of St. Andrews study published in the American Journal of Clinical Nutrition tested 13 common beverages and found that milk and an oral rehydration solution held fluid in the body far better than water, producing roughly 25 percent less urine. The reason is sodium and a little sugar, which slow how quickly fluid leaves the stomach.



Water is still important, though. For short jobs, cool water is plenty, and the first rule is to drink before thirst hits. According to OSHA, workers in the heat should sip about one cup every 15 to 20 minutes, up to 32 ounces an hour during hard, sweaty work. The water should be cool, near 50 to 60 degrees, and kept close enough to reach easily.

The longer the work runs, the more electrolytes matter. OSHA advises adding electrolyte drinks for jobs lasting more than two hours, because heavy sweating strips out sodium and potassium. Losing too much can bring on muscle cramps or worse.

**BP
AI** PHASE II

EXTERIOR WINDOW CLEANING

Please be advised that professional exterior window cleaning has been scheduled for Brickell Place Phase II as follows:

BUILDING C

**AUGUST
17-21**
BUILDING D

**AUGUST
24-28**
PLEASE PREPARE BEFORE YOUR BUILDING'S SCHEDULED CLEANING:

REMOVE

all personal items from your balcony, especially lightweight furniture, plants, decorations, and fragile items.


CLOSE & LOCK

all windows and balcony doors to prevent water from entering your unit.


CLOSE

blinds or curtains for privacy, as workers will be outside your windows.


KEEP

children and pets away from windows and balconies outside work is in progress.


DO NOT USE

your balcony while the cleaning crew is working in your area.


PLEASE DO NOT

approach, communicate with, or give instructions to the window-cleaning crew. All questions or concerns should be Offited to Management.



The schedule may be adjusted due to rain, high winds, or other weather conditions that could affect the safety of the crew.



No access to individual units is required.



If you have any special circumstances involving your balcony or exterior windows that may interfere with the cleaning process, please contact the Management Office in advance.


**BRICKELL
PLACE**
PHASE II

THANK YOU
for your cooperation!

QUESTIONS?

Please contact the Management Office.


*Together, we keep
our community beautiful!*
**BP
AI** PHASE II

 BRICKELL PLACE
PHASE II

FUMIGATION SCHEDULE

— BUILDING D —

FEBRUARY, APRIL, JUNE, AUGUST, OCTOBER, DECEMBER

1ST THURSDAY


Penthouse



21st Floor



20th Floor



19th Floor



18th Floor



17th Floor


2ND THURSDAY


16th Floor



15th Floor



14th Floor



12th Floor



11th Floor



10th Floor


3RD THURSDAY


9th Floor



8th Floor



7th Floor



6th Floor



5th Floor



4th Floor



Townhouses


4TH THURSDAY


Common Areas



Support Areas



Offices



Exterior



Mosquito



Fly Lights



Storages



Family owned & operated,
providing our clients with
quality service and work,
for over 20 years

CALL US TODAY for a
no obligation assessment and quote
and be sure to mention this ad!

305-322-2652
www.bbconceptdesigns.com

*To us, it's not just about the outcome,
it's about the total experience*



CALL US BEFORE YOUR
INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM



RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

MENTION
THIS FLYER
FOR FREE
POLICY
REVIEW

**GOT PROPERTY
DAMAGE?
GET HELP NOW!**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Room Board License #P13224

SNOW'S



YOUR HOMETOWN JEWELERS

WE'VE MOVED!

VISIT US AT OUR NEW LOCATION

**OCEAN BANK BUILDING,
ACROSS FROM PUBLIX**



2655 Le Jeune Rd, Suite 402,
Coral Gables, Florida 33134



OFFICE

(305) 443-7448



MOBILE / TEXT

(305) 582-8117



WE'RE OPEN

**TUESDAY - FRIDAY
11AM - 5PM**

SATURDAY

BY APPOINTMENT

52

YEARS

OF TRUST, QUALITY &
EXCEPTIONAL SERVICE

EXPERT CARE.
TIMELESS RESULTS.
SERVICE YOU CAN RELY ON.

Published monthly at no cost for the Brickell Place Phase II Condo by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or www.cgpnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.