

Volume 22 Issue 4 October 2026

BP AI PHASE II

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

DIRECTORS AND OFFICERS

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Director & Vice Pres......Julio Collier
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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

IMPORTANT NUMBERS

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

OFFICE HOURS

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



Building A Better Brickell Place Phase II

Investing in Our Community. Enhancing Our Future.

Exciting improvements are taking shape throughout Brickell Place Phase II as we continue investing in the care, modernization, and long-term preservation of our community.

From essential building system upgrades to landscaping enhancements, security improvements, and common-area renovations, each project reflects our commitment to maintaining a beautiful, functional, and welcoming place to call home.



As these improvements progress, residents may notice increased activity throughout the property, including equipment deliveries, contractors on-site, and work taking place in various common areas. While some activities may cause temporary inconveniences, they represent important steps toward improving our community's infrastructure and overall living environment.

Our Management and Facilities teams continue working closely with contractors and service providers to coordinate these projects, minimize disruptions whenever possible, and keep residents informed.

Our goal is simple: to preserve our buildings, protect our shared investment, and continuously enhance the quality of life at Brickell Place Phase II.

We sincerely appreciate your patience, cooperation, and continued support as we move forward with these important improvements.

Together, we are building a stronger and brighter future for Brickell Place Phase II.

PROPERTY CARE & MAINTENANCE UPDATES

Progress You Can See. Improvements That Last.



Maintaining a community like Brickell Place Phase II requires continuous attention, proactive planning, and a dedicated team working both behind the scenes and throughout the property. Our Maintenance and Facilities teams remain focused on improving the appearance, reliability, and functionality of our buildings and shared spaces.

Here is a look at some of the recent accomplishments and ongoing initiatives.

LANDSCAPING & COMMUNITY BEAUTIFICATION

Our landscaping team continues enhancing the property's outdoor spaces through routine maintenance and targeted improvements.

Recent work includes:

- Trimming palm and coconut trees around the pool and common areas.
- Refreshing landscape beds with new mulch.
- Maintaining and improving landscaping surrounding the courtyard fountains.
- Trimming and reshaping overgrown vegetation in raised planters.

These efforts contribute to a cleaner, more attractive, and well-maintained landscape while preserving the tropical character that makes our community special.

Building D | Water Pump Replacement Completed

An important mechanical improvement has been completed in Building D with the replacement of the supplemental domestic water pump and its associated valve. Following installation, our Maintenance team verified the connections and proper operation of the equipment. This replacement supports the reliability and continued performance of the building's water distribution system, helping reduce the potential for future equipment-related interruptions.

Emergency Stairwell & Common-Area Lighting Upgrades

Lighting improvements continue throughout the property, with upgraded fixtures being installed in emergency stairwells and common areas.

These enhancements are intended to provide:

- Brighter, more consistent illumination.
- Improved visibility in circulation and stairwell areas.
- More reliable and energy-efficient lighting.
- A cleaner, updated appearance throughout shared spaces.

While lighting may seem like a small detail, it plays an important role in the safety, comfort, and overall presentation of our buildings.

GARAGE & COMMON-AREA IMPROVEMENTS

A Cleaner, More Organized and Better-Maintained Community

We are pleased to report the successful completion of pressure cleaning throughout the lower garage areas at Brickell Place Phase II. This work represents an important

Continued on page 3

BRICKELL PLACE CONDOMINIUM

Most Recent Sales

Apt #	Bed	Bath	Sq Ft	Sold Price
A-1209	3	2.5	2,133	$1,041,000.00
A-1104	1	1.5	868	$410,000.00
B-1711	2	2	1,362	$470,000.00
B-905	1	1.5	868	$405,000.00
B-1408	2	2	1,661	$650,000.00
B-413	2	2	1,467	$600,000.00
B-1107	1	1.5	1,064	$454,000.00
B-1512	2	2	1,362	$630,000.00
D-PH3	5	5.5	5,430	$3,000,000.00
D-1808	3	3	2,124	$850,000.00
D-1703	1	1.5	1,005	$480,000.00



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

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Property Care *(cont. from page 2)*

step in refreshing the appearance of our parking facilities and preparing these areas for additional improvements.

What's Next?

The next phase of garage enhancements will focus on:

- Repairing and repainting garage walls and columns.
- Replacing deteriorated parking stops where necessary.
- Properly labeling parking stops to promote a more uniform appearance.
- Expanding security camera coverage throughout the garage.

As part of the Association's ongoing security system expansion, additional cameras are planned for strategic locations within the parking facilities. These improvements are intended to strengthen surveillance capabilities, increase visibility in key areas, and support the overall security of the property.

Looking Ahead

Our vision goes beyond routine repairs. Through coordinated maintenance and thoughtful capital improvements, we aim to create parking facilities that are cleaner, better organized, and consistent with the overall standards of Brickell Place Phase II.

PREVENTIVE MAINTENANCE

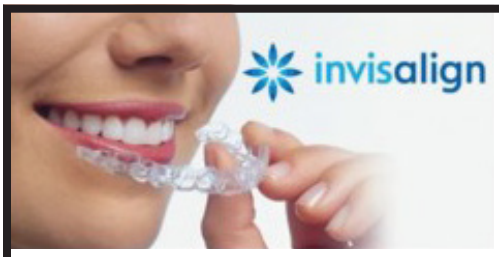
Protecting Our Buildings Through Proactive Care



Some of the most important work taking place at Brickell Place Phase II happens behind the scenes. Our Facilities team continues performing routine inspections and preventive maintenance on essential building systems, including air-conditioning equipment, domestic water pumps, and other mechanical components.

These ongoing efforts are essential to identifying potential issues early, supporting equipment performance, and extending the useful life of critical building infrastructure.

By maintaining a proactive approach, we strive to reduce unexpected interruptions, minimize avoidable repairs, and support the long-term preservation of the Association's assets.



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RECOGNIZING THE TEAM BEHIND THE IMPROVEMENTS

Dedicated People. Meaningful Results.

Every well-maintained community depends on the people who care for it each day. Our Maintenance and Facilities teams play an essential role in preserving the appearance, functionality, and overall condition of Brickell Place Phase II.



From daily inspections and equipment maintenance to landscaping coordination, repairs, and support for major improvement projects, their responsibilities extend across every corner of our property.

Much of this work happens quietly behind the scenes, yet its impact is reflected in the condition and day-to-day operation of our community.

We would like to recognize and thank our dedicated team members for their continued efforts, attention to detail, and commitment to maintaining our facilities. Their work makes a difference every day, and we appreciate their contributions to Brickell Place Phase II.

The Maintenance Team

BUILDING MARKET INTELLIGENCE · OCTOBER 2026

Brickell Place — Phase I vs Phase II Market Comparison

BERKSHIRE HATHAWAY HOMESERVICES EWM REALTY

PHASE I

AVG SOLD $/SF	SALE / LIST	AVG DOM	ACTIVE
$436	93.8%	189	14
8 sales · last 6 mo.	avg ratio	days on market	units for sale

PHASE I — CLOSED SALES

1865 & 1901 Brickell Ave · Last 6 months · Sorted by close date

CLOSED	UNIT	BD/BA	SQ FT	SOLD PRICE	$/SF	DOM
09/25/2026	B1614	2/2	1,723	$640,000	$371	25
08/13/2026	B1512	2/2	1,362	$630,000	$463	4
07/27/2026	B1107	1/1.5	1,064	$454,000	$427	157
07/23/2026	A1104	1/2	868	$410,000	$472	80
07/16/2026	B413	2/2	1,467	$600,000	$409	225
06/24/2026	A1209	3/2.5	2,133	$1,041,000	$488	166
04/24/2026	B1408	2/2	1,661	$650,000	$391	781
04/15/2026	B905	1/1.5	868	$405,000	$467	75

ACTIVE LISTINGS

UNIT	BD/BA	SQ FT	LIST PRICE	$/SF	DOM
DPH2	3/3	3,842	$2,200,000	$573	68
B901 (new listing)	2/2	1,661	$769,000	$463	18
A1013	2/2	1,467	$720,000 ▼	$491	282
B1411	2/2	1,362	$670,000	$492	41
B2003	1/1.5	1,064	$550,000	$517	103
B2203	1/1.5	1,064	$520,000	$489	94
B2110 (new listing)	1/1.5	1,056	$499,000	$473	26
A1503 (new listing)	1/1.5	1,064	$475,000	$446	4
B1407	1/1.5	1,064	$449,000	$422	202
B1702 (new listing)	1/1.5	1,064	$445,000	$418	17
B1203	1/1.5	1,064	$439,100 ▼	$413	90
A1802 (under contract)	1/1.5	1,064	$435,000	$409	41
B506	1/1.5	1,064	$420,000	$395	31
B504	1/1.5	868	$399,000 ▼	$460	77

Data: Miami-Dade MLS · October 2026 · Believed accurate; not guaranteed.

▼ Price reduced in last 30 days · (new listing) Listed in last 30 days

PHASE II

AVG SOLD $/SF	SALE / LIST	AVG DOM	ACTIVE
$466	95.9%	109	2
4 sales · last 6 mo.	avg ratio	days on market	units for sale

PHASE II — CLOSED SALES

1915 & 1925 Brickell Ave · Last 6 months · Sorted by close date

CLOSED	UNIT	BD/BA	SQ FT	SOLD PRICE	$/SF	DOM
09/01/2026	C1404 (represented buyer)	2/2.5	1,746	$760,000	$435	69
08/06/2026	D1703	1/1.5	1,005	$480,000	$478	106
07/20/2026	D1808	3/3	2,124	$850,000	$400	19
07/09/2026	DPH3	5/5.5	5,430	$3,000,000	$552	242

ACTIVE LISTINGS

UNIT	BD/BA	SQ FT	LIST PRICE	$/SF	DOM
D1501	2/2	1,567	$715,000	$456	33
D1403	1/1.5	1,005	$460,000	$458	206

PHASE I — SPECIAL LISTINGS — NOT USED IN METRICS

UNIT A703 · 1865 BRICKELL AVE · 1/1.5 · 1,064 SF · $1,150,000 $1,081/SF · DOM 298

⚓ Includes 2 private deeded boat slips with direct Biscayne Bay access — accommodates a 72+-ft vessel or two 36-ft boats. Excluded from building metrics.

UNIT CC6 · 1865 BRICKELL AVE · STUDIO/1 · 324 SF · $395,000 $1,219/SF · DOM 347

Studio unit — excluded from building metrics.





Lilia V Naar PA Lina Rivera PA

YOUR RESIDENT REALTORS

Living & Selling in Brickell Place

Data: Miami-Dade MLS · October 2026 · Inventory per MLS market report · Believed accurate; not guaranteed.

Lilia V Naar PA / Realtor-Associate
305.582.3017 · lilnaar@gmail.com

Lina Rivera PA / Realtor-Associate
305.967.9601 · rivera.li@ewm.com

Carlos R Olivares LLC / Broker-Associate
305.894.6637 · olivares.c@ewm.com

To view current Brickell Place listings: **myre.io/0sTeGF54LRdu**

BP AI PHASE II

IN PROGRESS

BUILDING-WIDE LED LIGHTING IMPROVEMENT PROJECT

Brickell Place Phase II is currently upgrading existing lighting fixtures to energy-efficient LED technology throughout **Buildings C and D.**

This project will enhance the appearance of our buildings, create brighter and more welcoming common areas, and improve energy efficiency for a more sustainable community.



Stairwell lights — Before



Stairwell lights — After

BP AI PHASE II

BUILDING C HVAC REPLACEMENT

Important Resident Notice

The Building C HVAC (Heating, Ventilation, and Air Conditioning) replacement project is moving into the execution phase. This work serves the building's common areas, including hallways.

KEY RESIDENT IMPACT

POWER SHUTDOWN
October 21, 7:00 a.m. to 6:00 p.m.
Building C will experience a temporary power shutdown to allow for required electrical upgrades.

SERVICE ELEVATOR RESERVED
October 26 to November 6
The service elevator will be reserved for removal of old equipment and transport of new equipment to the roof.

INDIVIDUAL UNIT A/C NOT AFFECTED
This project will not affect the independent air-conditioning systems serving individual residential units.

PROJECT SCHEDULE

October 9	Equipment delivery and staging
October 12–23	Demolition and removal of existing rooftop equipment
October 21	Temporary power shutdown
October 26–November 6	Service elevator reserved
November 9–20	Installation of new rooftop equipment
November 23–December 9	System preparation, startup, and manufacturer inspections
December 10–23	BMS controls, testing, commissioning, inspections, punch-list work, and final turnover

Dates are subject to change. Management will continue to provide updates as the project progresses.

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BPI AI PHASE II
SPECIAL PROJECT
PAINTING ALL FIRE-RATED DOORS THROUGHOUT THE BUILDINGS
Enhancing appearance, protection, and uniformity throughout the property.
ENHANCED APPEARANCE
GREATER PROTECTION
UNIFORM LOOK & FEEL


BPI AI PHASE II
BRICKELL PLACE PHASE II
A PRIVATE RESIDENTIAL COMMUNITY ON BRICKELL BAY
SAVE THE DATE
2027 BUDGET MEETING
Wednesday, October 28, 2026
7:00 PM
Building C Meeting Room
Zoom participation will also be available.


BPI AI PHASE II
BRICKELL PLACE PHASE II
TRASH CHUTE CLEANING
NOTICE TO RESIDENTS
CLEANER BUILDINGS HEALTHIER LIVING
Please be advised that the trash chutes will be cleaned and sanitized on the dates below.
This routine maintenance helps keep our buildings clean, safe and operating properly.
BUILDING C
TUESDAY, OCTOBER 20, 2026
Starting at 9:00 AM
BUILDING D
FRIDAY, OCTOBER 23, 2026
Starting at 9:00 AM
DO NOT USE THE TRASH CHUTES
DURING THE CLEANING SERVICE
Please dispose of your trash in your unit until the cleaning is completed.
ADDITIONAL INFORMATION:
Service will begin at 9:00 AM on the dates listed above.
Please follow all posted signage and instructions from staff.
Normal use of the trash chutes will resume once the cleaning is completed.
Thank you for your cooperation!
TRASH CHUTE


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BPI PHASE II BUILDINGS

BUILDING D

SUPPLEMENTAL PUMP REPLACEMENT

Improvement completed and operational performance confirmed.



BEFORE
Existing pump showing corrosion and deterioration.

AFTER
Newly installed pump, fully assembled and operational.

MAINTAINING RELIABLE BUILDING SYSTEMS
FOR A STRONGER COMMUNITY.

BPI PHASE II



GARAGE PRESSURE CLEANING & IMPROVEMENT PROJECT

We are pleased to announce that the garage pressure-cleaning project has been successfully completed as part of our ongoing efforts to enhance the appearance and overall condition of our community.

NEXT STEPS
The next phase will focus on repairing and painting garage walls and columns, along with replacing and properly labeling parking stops where needed.

OUR LONG-TERM GOAL
To achieve a cleaner, more organized, and uniform appearance throughout the garage, creating a more welcoming and well-maintained environment for all residents.

We sincerely appreciate everyone's patience and cooperation throughout this project!

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COMMISSIONER
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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
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