

Volume 22 Issue 3 September 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.....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



September 2026 Community Update

EV Charging Is Now Available

Our new commercial EV charging stations are officially operational and available for resident use.

The project included new charging equipment as well as dedicated striping, pavement markings, labeling and signage to create a clearly identifiable charging area. Residents can scan the QR code located on the charging stations to download the required application and begin using the service.

With the new designated charging stations available, residents are reminded that charging vehicles through common-area electrical outlets, extension cords or temporary electrical connections is not permitted.

Management continues to monitor the stations and has also been communicating with the charging provider regarding charging times experienced by certain vehicle models.



A Smarter Way to Come Home

Preparations continue for the new **License Plate Recognition (LPR)** resident access system. The upgraded system incorporates a new 4K license plate recognition camera, access-control hub and related technology. Rather than

Continued on page 2

Community Updates *(cont. from page 1)*

depending solely on the existing electronic entry devices, the system will be able to identify registered vehicles through their license plates, providing an additional and more reliable method of resident vehicle identification.

The behind-the-scenes work has already been significant. By early September, approximately 300 resident vehicle license plates had been entered and updated, with Management continuing to review records to ensure vehicles are correctly associated with residents before full implementation on September 18th 2026. The goal is simple: a smoother, smarter and more efficient arrival experience for our residents.



Refreshing the Look of Brickell Place

Keeping our community looking its best requires continuous attention, and several improvements have recently been completed or are underway throughout the property.

Painting of the D Tower elevator landings walls and ceilings have been completed, and work has progressed into Building C. The project is being performed in stages to maintain resident access and minimize disruption.

The maintenance team has also continued inspecting lighting throughout the garage, parking and storage areas and replacing defective fixtures as needed.

Landscaping surrounding the front entrance received additional attention, with trees and vegetation trimmed and excess debris removed to improve the appearance and visibility of the entrance.

Garage Cleaning & Refresh Scheduled

Our garage is next on the list for refreshments. Garage pressure washing has been scheduled, along with touch-up painting in identified areas. The work will be coordinated in sections to help minimize inconvenience to residents while allowing the team to thoroughly clean and refresh the areas being addressed. The pressure washing will help remove accumulated dirt and buildup, while touch-up painting will improve the overall appearance of the garage and complement the other maintenance and painting improvements taking place throughout Brickell Place Phase II.

Residents will receive notices regarding affected sections and any parking or access instructions as the work progresses.



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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Community Updates *(cont. from page 2)*

Exterior Window Cleaning Completed

The community's **exterior window cleaning project has now been completed**. Throughout the project, Management coordinated with the contractor and communicated resident feedback regarding areas requiring additional attention. The completion of the cleaning is another part of our ongoing effort to maintain the appearance of the buildings and the overall presentation of Brickell Place Phase II.

Indoor Playroom Reopened

Good news for some of our youngest residents: the Indoor Playroom has reopened following repairs. A damaged play component was removed and replaced with protective mesh, allowing the area to safely return to resident use. Management will continue including the playroom in routine property inspections and maintenance.

Fire & Life Safety

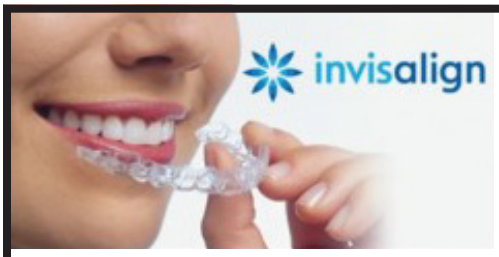
Maintaining the community's life-safety systems remains an important operational priority. During the August Fire Marshal inspection, all outstanding violations from prior years and previous inspections had been cleared. Two expired fire extinguishers associated with commercial spaces were identified for replacement, and Management immediately coordinated follow-up. Management has also continued coordinating inspections and evaluations associated with the property's fire and life-safety systems.

These ongoing inspections and maintenance activities are an important part of keeping our community prepared and well maintained.

Trash Chute Cleaning Scheduled



Continued on page 4



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Community Updates *(cont. from page 3)*

Professional **trash chute cleaning has been scheduled for both residential buildings** as part of the Association's ongoing preventive maintenance and sanitation efforts.

Building C: Tuesday, October 20 beginning at 9:00 AM
Building D: Friday, October 23 beginning at 9:00 AM

This two-day service will help remove buildup and odors within the trash chute system and contribute to cleaner building conditions. Residents will receive reminders prior to the scheduled dates. Access to the trash chutes may be temporarily restricted while the work is taking place, and residents are asked to follow all posted instructions.

Your Voice Matters

The Brickell Place Phase II Resident Satisfaction & Community Improvement Survey was distributed to residents to gather feedback regarding community priorities, services, amenities and potential future improvements. Resident participation provides valuable insight as the Board and Management consider future priorities and opportunities to enhance the community. Thank you to everyone who took the time to participate and share their thoughts.

Pool & Spa Safety During Thunderstorms

For the safety of all residents and guests, the pool, kiddy pool, and spa will be closed whenever thunderstorms or lightning are present in the area. Anyone using these amenities must exit the pool deck immediately when directed by management or security. This safety measure is mandatory and is intended to reduce the risk of serious injury during severe weather. We appreciate everyone's cooperation in keeping our community safe.



Thank you for being part of our community.

Brickell Place Phase II Condominium Association

BUILDING MARKET INTELLIGENCE · SEPTEMBER 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
$433	93.6%	200	11
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
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
03/06/2026	B1711	2/2	1,362	$470,000	$345	114

ACTIVE LISTINGS

UNIT	BD/BA	SQ FT	LIST PRICE	$/SF	DOM
DPH2	3/3	3,842	$2,200,000	$573	39
A1013	2/2	1,467	$750,000	$511	253
B1411	2/2	1,362	$670,000	$492	12
B1614 (under contract)	2/2	1,723	$630,000	$366	25
B2003	1/1.5	1,064	$550,000	$517	74
B2203	1/1.5	1,064	$520,000	$489	65
B1203	1/1.5	1,064	$450,000	$423	61
B1407	1/1.5	1,064	$449,000	$422	173
A1802	1/1.5	1,064	$435,000	$409	37
B504	1/1.5	868	$425,000	$490	48
B506	1/1.5	1,064	$420,000	$395	2

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

PHASE II

AVG SOLD $/SF	SALE / LIST	AVG DOM	ACTIVE
$466	95.9%	109	3
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
08/31/2026	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	4
D610	2/2	1,316	$669,000	$508	90
D1403	1/1.5	1,005	$460,000	$458	177

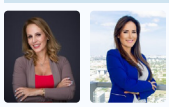
PHASE I — SPECIAL LISTING — NOT USED IN METRICS

UNIT A703 · 1865 BRICKELL AVE · 1/1.5 · 1,064 SF · $1,150,000 $1,081/SF · DOM 269

⚓ This unit includes 2 private deeded boat slips with direct Biscayne Bay access — accommodating a 72+-ft vessel or two 36-ft boats. The marina component makes this a unique asset not comparable to standard residential units; it is excluded from building price metrics.

UNIT CC6 · 1865 BRICKELL AVE · STUDIO/1 · 324 SF · $395,000 $1,219/SF · DOM 318

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 · September 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**

NATIONAL PREPAREDNESS MONTH

How To Get Through A Multi-Day Power Outage

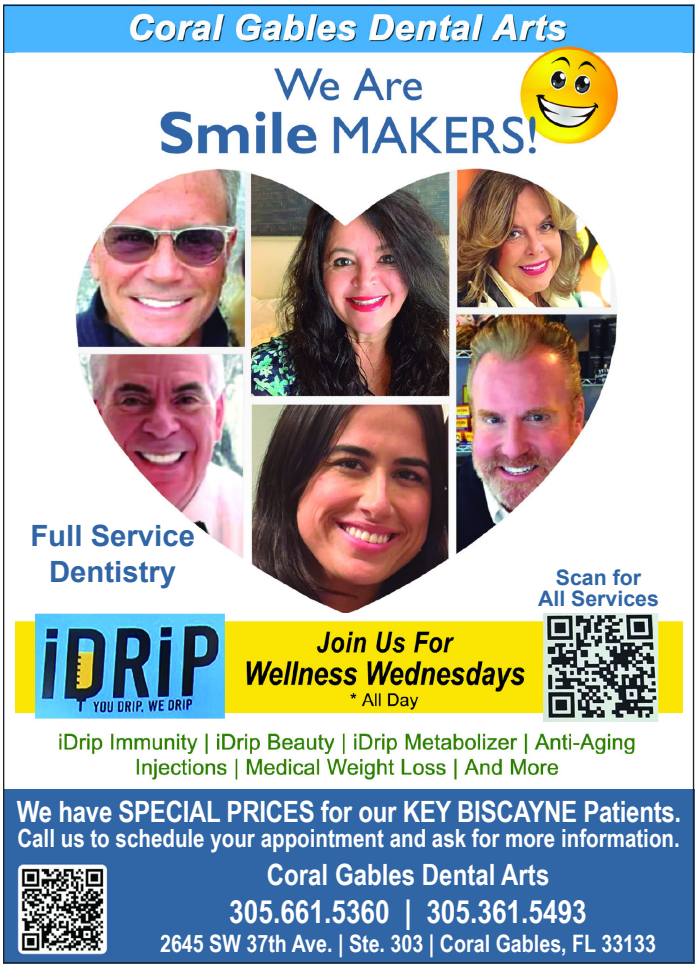


It does not take a wildfire or a hurricane to leave a house dark for days. A summer thunderstorm, an ice storm, or an overtaxed grid can do it -- and a little planning turns a dangerous ordeal into a manageable inconvenience.

Start with food and water. According to the U.S. Department of Agriculture, an unopened refrigerator keeps food safe for about four hours, and a full freezer holds its temperature for roughly 48 hours, or 24 if it is half full. Keep the doors shut, and when in doubt, throw it out. Store at least one gallon of water per person per day. Light the house with flashlights, not candles, which are a leading cause of house fires during outages. Keep phones charged, and add a power bank and a battery-powered radio so you can still reach family and follow the news.

The deadliest mistake is bringing a generator too close. According to Ready.gov, generators, camp stoves, and grills must run outdoors only, at least 20 feet from any window, door, or vent -- never in a garage, even with the door open. Their exhaust carries carbon monoxide, an invisible gas that kills hundreds of Americans a year. Never heat a home with a gas oven, for the same reason.

Plan ahead for anyone who depends on electricity. Have a backup for power-dependent medical devices, know that refrigerated medicines such as insulin should be replaced if an outage runs long, and check on older neighbors, who are the most vulnerable when the heat or air conditioning stops. Keep some cash on hand, too. When the power is out, card readers and ATMs go dark along with the lights.





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