

**BP  
AI**

**PHASE**

**II**

# THE BUGLE

*at Brickell Place Phase II*

A Newsletter for the Residents of Brickell Place Phase II Association, Inc.

Volume 19 Issue 9

February 2024



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



### DIRECTORS AND OFFICERS

**President**..... Fabian Wisniacki  
**Vice President**..... Carlos Granier  
**Secretary**..... Robert Jaffe  
**Treasurer**..... Odoardo Sbarra  
**Director**..... Alvaro Aranguren  
**Director**..... Gilberto Alvarez  
**Director**..... Dr. Michael Chen

### ADMINISTRATION

**General Manager**..... Ricardo Russi  
**Office Manager**..... Rebeca Font-Romero  
**Operations Manager**..... Laura Becerra  
**Controller**..... Henry Aguas  
**Housekeeping Supervisor**.. Jose Marquez  
**Security Director**..... Amet Aguilar  
**Asst. Security Director**..... Jorge Garcia

### IMPORTANT NUMBERS

**Main**..... 305-858-3891  
**Fax**..... 305-858-9319  
**Convenience Store**..... 305-285-0400

### OFFICE HOURS

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

## ANNUAL MEETING & ELECTION

**Wednesday, February 28, 2024 at 7:00 PM**

The Association's Annual Meeting and Election will be held on Wednesday, February 28 at 7:00 PM. at the Association's C Building Party Room located at 1915 Brickell Avenue, Miami. You may mail or hand deliver your Ballot to the Association at: Brickell Place Phase II Association, Inc., 1925 Brickell Avenue, D-201, Miami, FL 33129. You may also deliver your ballot to the meeting location at or before 7:00 PM on February 28, 2024.

## REUNIÓN ANUAL Y ELECCIONES PARA

**Miércoles 28 de Febrero de 2024 a las 7:00 Pm**

La Reunión Anual y Elección de la Asociación se llevarán a cabo el miércoles 28 de febrero a las 7:00 p.m. en el C Building Party Room de la Asociación situado en 1915 Brickell Avenue, Miami. Puede enviar su boleta por correo o entregarla personalmente a la Asociación en: Brickell Place Phase II Association, Inc., 1925 Brickell Avenue, D-201, Miami, FL 33129. También puede entregar su boleta en el lugar de la reunión el 28 de febrero de 2024 a las 7p.m. o antes.



## DON'T FORGET...SPRING FORWARD

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 ahead one hour at 2 a.m. on Sunday, March 10, 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.

# WhatsApp Community Channel Reaches 301 Residents

301 residents have joined our WhatsApp Community Channel. The WhatsApp Community Channel is designed for one-way communication to ensure that all members receive information without the clutter of group discussions. If you have not yet joined our WhatsApp Community Channel- a dedicated space for you to receive the latest updates, announcements, and important information about our condominium community, please consider joining and join your fellow neighbors.

To join, simply click on this link: <https://chat.whatsapp.com/F1uDflcWmBZ95z25M1oKOA> and follow the instructions to join the channel or you may scan the QR code provided below with your phone.



## El Canal Comunitario De WhatsApp Llega A 301 Residentes

301 residentes se han unido a nuestro Canal Comunitario de WhatsApp. El canal comunitario de WhatsApp está diseñado para una comunicación unidireccional para garantizar que todos los miembros reciban información sin el desorden de las discusiones grupales. Si aún no se ha unido a nuestro canal comunitario de WhatsApp, un espacio dedicado para que reciba las últimas actualizaciones, anuncios e información importante sobre nuestra comunidad de condominios, considere unirse y unirse a sus compañeros vecinos.

Para unirse, simplemente haga clic en este enlace: <https://chat.whatsapp.com/F1uDflcWmBZ95z25M1oKOA> y siga las instrucciones para unirse al canal o puede escanear el código QR que se proporciona a continuación con su teléfono.

**Commissioner Eileen Higgins**  
District 5

"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

[www.miamidade.gov/district05](http://www.miamidade.gov/district05)  
305-375-5924  
District5@miamidade.gov

**DISTRICT OFFICE**  
2100 Coral Way, Suite 400  
Miami, Florida 33145  
Monday - Friday / 9:00 am - 5:00 pm

**MIAMI BEACH OFFICE**  
1700 Convention Center Drive, ground floor  
Miami Beach, Florida 33139  
Monday / Wednesday / 9:30 am - 4:30 pm

@CommishEileen    @CommishEileen    Inside D5 Newsletter

**AVANTI WAY**  
1925 Brickell Avenue  
Unit D1712

**SOLD**

<https://linktr.ee/brickellplaced1712>  
Sandra Centeno | Broker-Associate  
+1(305)985-9226

## 40-Year Recertification Project Update

The 40-year recertification project is progressing, and the 5<sup>th</sup> swing stage is planned to be placed in the D building in the next few weeks.

The following is a listing of the swing stages and the lines that they are servicing:

- Swing Stage #1 - 08 line balconies
- Swing Stage #2 - 08 line windows
- Swing Stage #3 - 09 line balconies
- Swing Stage #4 - 09 line windows and 10 line (east) windows

When swing stage #5 is placed, it will be for the 10 line balconies.

The following has been accomplished up to the 10 line (east) windows:

- Bengoa-Pre-Condition Inspection (document the conditions before the work commences)
- Engineer Survey-Marking (marking of the areas that require saw cutting and chipping)
- Engineer Shutter Evaluations (evaluation of the condition of the shutters needing to be removed)
- Bengoa-Chipping (chipping areas marked by engineer)
- Engineer Survey-rebar (inspects exposed rebar to view 3-4 inches of clean rebar)
- Bengoa-Apply anti-corrosion (contractor applies anti-corrosion on rebar & adds needed rebar)
- Bengoa-Formwork (contractor places wood forms to hold poured concrete)
- Engineer-Measurements (engineer takes measurements of the work that has been performed)
- Bengoa-pour concrete (contractor pours concrete into the framework)
- Bengoa-metal preparation (contractor sanding metal)

As a reminder, to accommodate residents who work or study at home, both meeting rooms in buildings C and D have WiFi access and are open Monday thru Friday from 8:00 AM to 5:00 PM. To access the public WiFi, the username is bp\_public and the password is Public2020!

## Actualización Del Proyecto De Recertificación De 40 Años

*El proyecto de recertificación de 40 años está avanzando y está previsto colocar la quinta etapa móvil (swing stage) en el edificio D en las próximas semanas.*

*La siguiente es una lista de los swing stages y las líneas a las que dan servicio:*

- *Swing Stage #1 - balcones de línea 08*
- *Swing Stage #2 - ventanas de línea 08*
- *Swing Stage #3 - balcones de línea 09*
- *Swing Stage #4: ventanas de líneas 09 y ventanas (este) de línea 10*

*Cuando se construya el swing stage #5, será para los balcones de la línea 10.*

*Se ha logrado lo siguiente hasta las ventanas (este) de la línea 10:*

- *Bengoa-Inspección previa de las condiciones (documentar las condiciones antes de que comience el trabajo)*
- *Ingeniero- Inspección y marcado (marcado de las áreas que requieren corte y astillado)*
- *Ingeniero- Evaluaciones de contraventanas (shutters) (evaluación del estado de los shutters que deben retirarse)*
- *Bengoa-Astillado (astillado de áreas marcadas por ingeniero)*
- *Ingeniero-Inspección de barras de refuerzo (inspeccionar las barras de refuerzo expuestas para ver 3 a 4 pulgadas de barras de refuerzo limpias)*
- *Bengoa-Aplicar anticorrosión (contratista aplica anticorrosión en las barras de refuerzo y agregar las barras de refuerzo necesarias)*
- *Bengoa-Formwork (contratista coloca encofrados de madera para sujetar el concreto)*
- *Ingeniero-Medidas (ingeniero toma medidas del trabajo que se ha realizado)*
- *Bengoa-Vertido de concreto (el contratista vierte concreto en la estructura)*
- *Bengoa-Preparación de metal (lijado de metal)*

*Como recordatorio, para dar cabida a los residentes que trabajan o estudian en casa, ambas salas de reuniones de los edificios C y D tienen acceso WiFi y están abiertas de lunes a viernes de 8:00 a. m. a 5:00 p. m. Para acceder al WiFi público, el nombre de usuario es bp\_public y la contraseña es Public2020!*



### Forgotten Kisses

To sweeten up your Valentine's Day, try making these tasty treats to share with your loved ones. And don't forget the card!

- 2 egg whites, room temperature
- 1/8 teaspoon cream of tartar
- 1/8 teaspoon salt
- 2/3 cup sugar
- 1 teaspoon vanilla
- 2-3 drops red food coloring
- Hershey's Kisses (6 oz. package, 36 count)

Beat egg whites with cream of tartar and salt in small mixer bowl until soft peaks form. Gradually beat in sugar; continue beating until stiff peaks form. Add vanilla and food coloring. Drop meringue mixture by half teaspoonfuls onto greased cookie sheets; top each with a Hershey's Kiss. Cover kiss completely with a small teaspoonful of meringue. Place in a preheated 375 degree F oven. Immediately turn off oven and let cookies remain in oven overnight or until cookies are completely dry and oven is cold. Don't peek during this time, or your cookies will turn soggy. Makes about 2 1/2 dozen cookies.



**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!  
**(305) 396-9110**  
STELLARADJUSTING.COM

CALL US TODAY FOR A FREE CLAIM INSPECTION

**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.

Reim Beazal License #P17524

**Mobile (786)-277-7355**  
**patrickjaimez@gmail.com**

**COLDWELL BANKER**  
**GLOBAL LUXURY.**

PATRICKJAIMEZ PA

Hablo Español/Falo Português  
Selling Real Estate for over 20 years!

**THINKING OF BUYING OR SELLING?**  
*I CAN HELP. I AM AT YOUR SERVICE.*  
*Get Honest Experienced Help Buying or Selling your Home.*

**TRUST the advice of a professional.**  
When it comes to **Buying or Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

**Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.**

**TWO CONVENIENT LOCATIONS**

**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
NEW PATIENT SPECIAL \$79  
(D0210, D0150, D1110)

9456 HARDING AVENUE SURFSIDE, FL 33154 305-866-2626  
4011 WEST FLAGLER ST, SUITE 506 MIAMI, FL 33134 305-643-1444

dredyaguerrads@gmail.com  
**WWW.DENTISTSURFSIDE.COM**

**"A man who stops advertising to save money is like a man who stops a clock to save time." — Henry Ford**

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

**COASTAL GROUP PUBLICATIONS, INC.**  
305-981-3503 www.cgpnewsletters.com

# HEART HEARING OPEN HOUSE EVENT

## Now through February 29th

Get exclusive savings on the latest hearing technology plus receive a complimentary hearing test.



## HEAR IT FOR YOURSELF!

Recent technology has revolutionized how Hearing Aid Specialists can resolve hearing loss. On your first appointment, we will demonstrate cutting edge technology, and how it can impact how well you hear - whether it be a noisy environment, or the quiet of your home. We will also show you the power of Bluetooth and devices that work with your phone to improve your hearing.



**Melanie Plotkin, H.A.S.,** Hearing Aid Specialist



**Javier Benitez, HAS, BC-HIS,** Hearing Aid Specialist,  
Board Certified in Hearing Instrument Sciences



Scan me to find our nearest office & to request an appointment online.

## CALL US TODAY! (888) 272-9589

19046 NE 29th Avenue, **Aventura**  
222 95th Street, **Surfside**

[www.HearAgainAmerica.com](http://www.HearAgainAmerica.com)

**NEVER MISS ANOTHER  
"I LOVE YOU!"**

**Get fully digital Rx  
Hearing Aids from  
RESOUND with LIFETIME  
SERVICE starting at**

**\$1495 per pair**

Resound Key 2

**Experience the love of hearing with Rx  
hearing devices that last all day long!**

Starkey's **Genesis AI** hearing aids feature a waterproof design & rechargeable battery than can last up to 51 hours on a single charge.‡

**Get \$1000 OFF**  
your purchase of a new pair  
of **Genesis AI** hearing aids.\*



\*Cannot be used on prior purchases or combined with another discount.



# PRESIDENTS DAY

*(Third Monday in February)*

Until 1971, both February 12 and February 22 were observed as federal public holidays to honor the birthdays of Abraham Lincoln (February 12) and George Washington (February 22).

In 1971 President Richard Nixon proclaimed one single federal public holiday, the *Presidents' Day*, to be observed on the third Monday of February, honoring all past president of the United States of America.



## ALBANY HOMES CONSTRUCTION

*General Contractor*

www.AlbanyHomes.us  
786-271-7192 | mts@albanyhomes.us  
CGC1524580

“WE MAKE HOMES BETTER”



### SERVICES INCLUDE:

- Any small or large construction project
- Bathrooms • Kitchens • Painting
- Tile, wood and vinyl floors
- Interior doors • Popcorn removal
- Quiet exhaust fans • General repairs



## BRICKELL PLACE CONDOMINIUM

A-1865 Brickell Ave | B-1901 Brickell Ave  
C-1915 Brickell Ave | D-1925 Brickell Ave

*Sold within the last 3 months*

APT #	BED	BATHS	SQ FT	SOLD PRICE
A-701	2	2	1,661	\$850,000.00
A-TH12	3	2.5	1,839	\$1,988,888.00
B-2010	1	1.5	1,056	\$501,000.00
C-1402	1	1.5	1,007	\$484,000.00
C-504	2	2.5	1,746	\$620,000.00
D-1204	1	1.5	873	\$465,000.00



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.

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.