



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



DIRECTORS AND OFFICERS

President Fabian Wisniacki
Vice President Carlos Granier
Treasurer Rene Raffo
Secretary Carlos Baruki
Director Odoardo Sbarra
Director Gilberto Alvarez
Director Lenin Sánchez

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

40-Year Recertification Update

On September 21, 2023, the board of directors had a legal meeting with the owner of Bengoa Construction and its legal counsel. The purpose of the meeting was to finalize the last remaining issues and very important terms of the agreement between Brickell Place Phase II Association and Bengoa Construction. All remaining terms have finally been resolved and the final version of the contract should be signed within the next few days.

We want to thank the members of the Construction Committee for all of their hard work, diligence and advocating for the interests of all unit owners. The contract negotiations incorporated all of their suggestions and recommendations.

Actualización De Recertificación De 40 Años

El 21 de septiembre de 2023, la junta directiva mantuvo una reunión legal con el propietario de Bengoa Construction y su asesor legal. El propósito de la reunión fue resolver los últimos temas pendientes y términos muy importantes del acuerdo entre la Brickell Place Phase II Association y Bengoa Construction. Finalmente, se han resuelto todos los términos restantes y la versión final del contrato debería firmarse en los próximos días.

Queremos agradecer a los miembros del Comité de Construcción por todo su arduo trabajo, diligencia y defensa de los intereses de todos los propietarios. Las negociaciones del contrato incorporaron todas sus sugerencias y recomendaciones.

LOBBY REFURBISHMENT UPDATE

Good news! The refurbishment of the sitting areas in the building C and D lobbies will begin this Monday, September 25 and will be completed prior to Thanksgiving.

Here's the schedule of activities:

- Lobby seating area furniture in C and D will be removed on Monday, September 25th
- During the week of October 2nd:
 - Carpet and wood surround will be removed and carpet installer will inspect the floor
 - Wallcovering and ceiling coffer covering will be removed
- During the week of October 9th:
- Painting of walls and crown molding to begin
- As soon as painting is complete, the new carpet will be installed.

Please excuse the inconvenience, and thank you for your cooperation.

ACTUALIZACIÓN DE LA RENOVACIÓN DEL LOBBY

¡Buenas noticias! La remodelación de las áreas de asientos en los lobbies de los edificios C y D comenzará este lunes 25 de septiembre y finalizará antes del Día de Acción de Gracias.

Aquí esta el cronograma de actividades:

- Los muebles de la zona de asientos del los lobbies en los edificios C y D se retirarán el lunes 25 de septiembre.
- Durante la semana del 2 de octubre:
 - Se quitarán la alfombra y el marco de madera y el instalador de alfombras inspeccionará el piso.
 - Se eliminarán los revestimientos de las paredes y del cofre del techo.
- Durante la semana del 9 de octubre:
 - Se comenzara la pintura de paredes y molduras de techo.
- Tan pronto se termine de pintar, se instalará la alfombra nueva.



Disculpe las molestias, y gracias por su cooperación.



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."

COME VISIT US

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



www.miamidade.gov/district05
305-375-5924
District5@miamidade.gov

@CommishEileen
 @CommishEileen
 Inside D5 Newsletter

7441 Wayne Ave
PARKVIEW POINT
#15B

SOLD

Call Now!
Rosa Jacquelin
(786) 239-1283

Video Tour:
www.SignatureHomesOfMiami.com

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.



Rosh Hashanah is Friday, September 15, 2023 – Sunday, September 17, 2023. Here is a sweet dish to sweeten your New Year. Shana Tovah!

HONEY BAKED CHICKEN

Ingredients

- 1 (3 pound) whole chicken, cut into pieces
- ½ cup butter, melted
- ½ cup honey
- ¼ cup prepared mustard
- 1 teaspoon salt
- 1 teaspoon curry powder

Directions

Preheat oven to 350 degrees F.

Place chicken pieces in a shallow baking pan, skin side up. Combine the melted butter or margarine, honey, mustard, salt and curry powder and pour the mixture over the chicken. Bake in the preheated oven for 1 ¼ hours (75 minutes), basting every 15 minutes with pan drippings, until the chicken is nicely browned and tender and the juices run clear.



Public Adjusting Services
Professional Insurance Claim Representation

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.





PATRICKJAIMEZ PA

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

COLDWELL BANKER
GLOBAL LUXURY

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.

Fast Liquor Delivery

@Wholesale Prices

TAP THAT APP!

LiquorSpice Tap that app FAST DELIVERY!

Scan, Add Save \$10 discount applies at checkout

Find us on: Uber, CO2



“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.cgpnnewsletters.com

**TWO
CONVENIENT
LOCATIONS**



**EMERGENCY
CARE 24/7**

DR. EDY A. GUERRA

New Patient Special \$79
(D0210, D0150, D110)

**9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626**

**4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com

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-1412	2	2	1,362	\$601,400.00
A-1407	1	1	1,064	\$525,000.00
A-703	1	1.5	1,064	\$470,000.00
A-1509	3	2.5	2,133	\$750,000.00
A-TH1	2	2	2,123	\$1,650,000.00
A-1107	1	1.5	1,064	\$425,000.00
B-1502	1	1.5	1,064	\$465,000.00
B-511	2	2	1,362	\$655,000.00
C-708	3	3	2,124	\$860,000.00
C-1505	1	1.5	873	\$430,000.00



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



SEMSCH REALTY

200 Crandon Blvd Suite 360, 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.

DIAMOND  REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

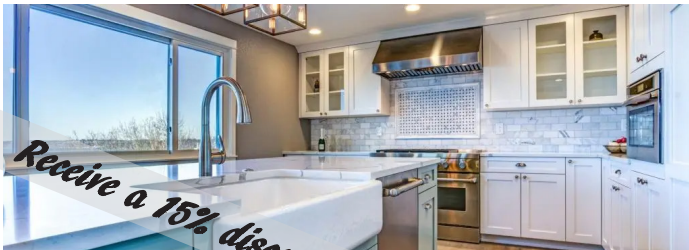
REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced
Handyman"**

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC94BS00437
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**

*any
remodeling
job!*

**10%
OFF
Any
Service**

Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 10/31/2023