



THE BUGLE

at Brickell Place Phase II

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

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BP PHASE II
AI



BRICKELL PLACE PHASE II Association, Inc.

1915 & 1925 Brickell Ave, Miami, FL 33129
admin@bplace2.com

ASSOCIATION OFFICERS

President Fabian Wisniacki
Vice President Lenin Sanchez
Treasurer Miglene Marrero
Secretary Gilberto Alvarez
Director Carlos Granier
Director Heinz Schutz
Director Rene Raffo

PROPERTY STAFF

Property Manager...Randy Suarez, LCAM
Admin. Asst...... Rebeca Font-Romero
Controller Adelayne Socarrás
Housekeeping Supervisor...Jose Marquez
Security Director..... Amet Aguilar
Asst. Security Director..... Jorge Garcia
Maintenance Supervisor...Laura Becerra
Plumbing..... Juan Carlos Revello
Electrical Leandro Alvarez
Air Conditioning..... Jesús Quiñones
Painting Armando Pons
General..... Julian Ore

IMPORTANT NUMBERS

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

OFFICE HOURS

Monday - Friday 8-4:30 pm

2021 Audited Financial Statements

A complete copy of the 2021 audited financial statements is available at the management office. You can also access a copy by going to BPP2.org.

Estados Financieros Auditados 2021

Una copia completa de los estados financieros auditados de 2021 está disponible en la oficina de administración. También puede acceder a una copia en BPP2.org.

40 Year Recertification Update

On April 26, 2022, Management emailed all Members a 40-Year Recertification Update. The email contained several links with pictures, engineering documents, and contractor bids. You can view the email by typing this link in your browser's address bar: <https://mailchi.mp/e8efb3a584ce/brickell-place-phase-ii-official-information-informacin-oficial-15328172?e=04cbef5b89>

From May 2nd to May 11th, Management held interviews with the 3 remaining contractors. The purpose of the interviews was to discuss the project in detail and to negotiate pricing. Once final pricing is established, the modified proposals will be shared both via email and on the Association's website.

The Association will schedule an open meeting in the coming weeks to discuss the next steps.



Actualización de recertificación de 40 años

El 26 de abril de 2022, la administración envió por correo electrónico a todos los miembros una actualización de la recertificación de 40 años. El correo electrónico contenía varios enlaces con imágenes, documentos de ingeniería y ofertas de contratistas. Puede ver el correo electrónico escribiendo este enlace en la barra de direcciones de su navegador: <https://mailchi.mp/e8efb3a584ce/brickell-place-phase-ii-official-information-informacin-oficial-15328172?e=04cbef5b89>

Del 2 al 11 de mayo, la Gerencia mantuvo entrevistas con los 3 contratistas restantes. El propósito de las entrevistas era discutir el proyecto en detalle y negociar el precio. Una vez que se establezca el precio final, las propuestas modificadas se compartirán tanto por correo electrónico como en el sitio web de la Asociación.

La Asociación programará una reunión abierta en las próximas semanas para discutir los próximos pasos.

Notice to Smokers

If you allow smoking inside your unit, please understand that it negatively affects your neighbors. It is unfair for your neighbors to be involuntarily exposed to the persistent presence of smoke inside their homes.

Please do not permit smoking within the indoor confines of your unit. Use your balcony area instead and close the sliding glass door so that the smoke does not invade indoor airspace and continues to be a pervasive nuisance for your neighbors.

Also, and this is critical, PLEASE do not throw cigarettes off your balcony. It burns holes in awnings, lands on your neighbors' car(s), and litters the property.



Aviso a los fumadores

Si permite fumar dentro de su unidad, comprenda que afecta negativamente a sus vecinos. Es injusto que sus vecinos se expongan involuntariamente a la presencia persistente de humo en el interior de sus viviendas.

No permita fumar dentro de los límites interiores de su unidad. En su lugar, use el área de su balcón y cierre la puerta corrediza de vidrio para que el humo no invada el espacio aéreo interior y continúe siendo una molestia generalizada para sus vecinos.

Además, y esto es fundamental, POR FAVOR, no arroje cigarrillos desde su balcón. Quema los agujeros en los toldos, aterriza en los autos de sus vecinos y ensucia la propiedad.



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HAVE A SAFE MEMORIAL DAY WEEKEND!

Memorial Day marks the beginning of the summer recreation season. It is also a time for accidents. Make sure that you and your family are safe this Memorial Day weekend by remembering these simple safety tips.

DRIVE SAFELY:

More people will be on the road on Memorial Day weekend, making for congested roads and highways. Don't forget to always wear your seatbelt, and observe all posted traffic signs and speed limits. It is especially important for children to be in proper child safety seats in your car. And never drink and drive!

PLAY SAFELY:

If you are going to be spending time near or on the water, don't forget to be safe. If you will be on a boat, wear a life jacket, follow all boating rules, and don't operate a boat while drinking. If you will be swimming, remember to swim with a buddy, swim only in safe water, and never dive into shallow water. All children should be supervised at all times around any type of water. If you will be spending any time in the sun, don't forget to use sunscreen and wear a hat.



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

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- Commissioner Eileen Higgins



SMALL BUSINESS SUPPORT

Learn about District 5's new small business initiative at elevatedistrict5.com

FERTILIZER AWARENESS

The use of fertilizer is prohibited from May 15 - October 31.
Learn more at miamidade.gov/fertilizer

STAY INFORMED

Sign up for the District 5 newsletter by emailing district5@miamidade.gov.

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

2022 MARKET UPDATE

* For an insight to our South Florida 2022 real estate market from our CEO Ron Shuffield, ewminsight.com

The St Regis Astor Tower 1 Over \$400 Million Sold



INTRODUCING THE WILLIAM TOWER 2

Unobstructed views of Miami skyline, Biscayne Bay, porte cochere with art installation & water feature, private residential lobby attended 24/7, 24-hour concierge, on site valet, EV charging station, luxury house car service, 60,000 sf of interior amenity space, ground floor dining restaurant, exclusive beach club access, and much more. A limited collection of 183 residences, 1-7 bedroom bayview homes ranging from 1400 - 8000 sq Feet - prices from \$1.5 million

FOR SALE - 7 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3&4 BR's	3 units	\$960k - \$5M
2 BR	2 units	\$699k - \$775k
0-1 BR	2 units	\$285K - \$425K



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CURRENT MARKET STATISTICS

AVERAGE DAYS ON THE MARKET: 47

CLOSED SALES: average price per sq ft in all four towers was \$404 sq ft

PENDING SALES AND AC: 8 units

CLOSED & PENDING LAST 30 DAYS - 3 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
C-CPH9	3/3	\$1.300M	\$975K	Apr-22
D-1112	2/2	\$490k	\$490k	Apr-22
B1701	2/2	\$730K	PENDING	Apr-22

Information provided from MLS and outside sources deemed accurate but not guaranteed

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.