



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 | ASE



BRICKELL PLACE PHASE II Association, Inc.

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

ASSOCIATION OFFICERS

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Treasurer Rene Raffo
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IMPORTANT NUMBERS

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OFFICE HOURS

Monday - Friday 8-4:30 pm

40-YEAR RECERTIFICATION UPDATE

Dear Owners and Residents,

The Association's structural engineer, Bromley Cook, once again confirmed that our buildings are safe and habitable. A [Habitable Building Occupancy Report](#) was produced and submitted to the City of Miami on February 14, 2023. The Association has submitted the plans for the structural work required for the 40-year recertification to the City of Miami for review. The City of Miami commented on our submittal, primarily requesting specificity to the site plan and building components. Bromley-Cook is working with the City of Miami to obtain plan approval.



The Association has obtained approval from the following City of Miami departments: Code Compliance, PW roadway, Fire, Flood Plain and Zoning. The following departments did not require a review: Dade Specialty, Electrical, HEP, Tree section, Mechanical and Plumbing. While the plans review is in process, the Association's attorney has drafted the contractor's agreement and is negotiating terms with the selected contractor.

As we progress with plans approval, contractor agreement and permitting, we will provide updates in The Bugle, e-mails, and on the website.

Sincerely,

The Brickell Place Phase II Board of Directors



Happy St Patrick's Day

Actualización Importante De La Re-Certificación De Los 40 Anos

Estimados Dueños y Residentes,

El ingeniero estructural de la Asociación, Bromley Cook, de nuevo confirmó que nuestros edificios son seguros para ser habitados. El 14 de febrero de 2023 se elaboró y presentó un [Habitable Building Occupancy Report](#) (informe de ocupación de edificios habitables) a la Ciudad de Miami. La Asociación ha presentado los planes para el trabajo estructural requerido para la recertificación de 40 años a la Ciudad de Miami para su aprobación. La Ciudad comentó sobre nuestra presentación, principalmente solicitando especificidad al plano del sitio y unos componentes del edificio. Bromley-Cook está trabajando con la Ciudad de Miami para obtener la aprobación del plan.

La Asociación ha obtenido la aprobación de los siguientes departamentos de la Ciudad de Miami: Cumplimiento de Códigos, Carreteras PW, Incendio, Inundación y Zonificación. Los siguientes departamentos no requirieron revisión: Especialidad Dade, Electricidad, HEP, Arboleda, Mecánica y Plomería. Mientras la revisión de los planos está en proceso, el abogado de la Asociación ha redactado el contrato del contratista y está negociando los términos con el contratista seleccionado.

A medida que avancemos en la aprobación de los planes, el contrato del contratista y los permisos, proporcionaremos actualizaciones en *The Bugle*, correos electrónicos y en el sitio web.

Atentamente,
La Junta Directiva de Brickell Place Phase II

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COME VISIT

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 Inside D5 Newsletter

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.cgppublications.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

IRISH BOXTY

Boxty are Irish potato pancakes. This iconic Irish dish is served all year round, and produces potato pancakes that are crispy on the outside, but perfectly tender on the inside. Try it out this St. Patrick's Day!

Ingredients

- 1 ½ cups grated raw potatoes
- 1 cup all-purpose flour
- 1 cup leftover mashed potatoes
- 1 large egg
- 1 tablespoon skim milk
- salt and pepper to taste
- ¼ cup olive oil

Directions

1. Toss grated potatoes with flour in a large bowl. Stir in mashed potatoes until combined.
2. Whisk egg and milk together in a separate bowl; mix into the potatoes. Season to taste with salt and pepper.
3. Heat oil in a large skillet over medium-high heat. Drop in potato mixture, forming patties about 2 inches in diameter. Fry on both sides until golden brown, 3 to 4 minutes per side. Drain on a paper towel-lined plate. Serve warm.





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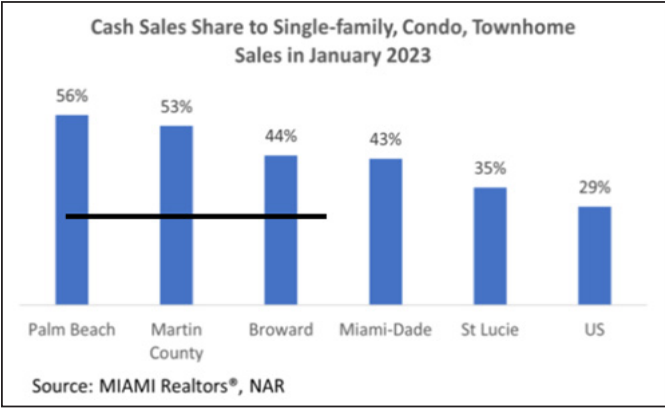
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LATEST MARKET UPDATE:
<https://www.ewm.com/2023marketupdate/>



FOR RENT: 12 UNITS
 0 to 3 bedrooms ranges from \$2375 - \$19800

CLOSED LAST 60 DAYS

Unit #	BR/BA	SALE PRICE
C708	3/2	\$860K
ATH1	2/2/2001	\$1650M
PENDING: 2 UNITS		
A1107	1/1/1	\$440K
A1407	1/1/1	\$525K



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CURRENT MARKET STATISTICS
AVERAGE DAYS ON THE MARKET: 81
SALE PRICE: 93% of asking price
CLOSED SALES: average price per sqft: \$593
PENDING SALES AND ACTIVE W/CONTRACT: 6

FOR SALE - 14 UNITS

Unit #	BR/BA	S.F.	LIST PRICE
A1002	1/1/1	1064	\$450K
A TH2	2/2/1	1837	\$2300M
B1704	1/1/1	868	\$549K
C809	1/1/1	1105	\$498,500k
C504-505	2/2/1	1746	\$675k

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