



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



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Security Director Amet Aguilar
Asst. Security Director Jorge Garcia

IMPORTANT NUMBERS

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OFFICE HOURS

Monday - Friday 8-4:30 pm

BOARD TO MEET TO APPROVE 2023-2024 BUDGET

The Board of Directors will be conducting a meeting on Tuesday, October 31, 2023 at 5:00 P.M. via Zoom, primarily to adopt the fiscal 2023-2024 operating budget. The 2023-2024 budget, reserve schedule and payment calculations, to be adopted at the October 31 meeting, are posted on <https://www.bpp2.org/>. The proposed budget for the upcoming fiscal year includes a \$715,298.05 (15.6%) increase of operating expense, which will result in an increase of 14% in regular monthly assessments in 2023-2024. The entirety of this increase is attributed to a 46% increase in property insurance that occurred in June, 2023. This unexpected increase in property insurance was not included in the 2022-2023 budget, and it is projected to result in an operational deficit at the end of October 31, 2023 in the amount of \$228,575.44. The proposed 2023-2024 budget will absorb this 2022-2023 fiscal year deficit as well as include the increases in property insurance and other insurance policy increases incurred during the 2023-2024 fiscal year.

Unfortunately, the increase in condominium property insurance is affecting everyone in Florida. As with last year’s insurance increases, the Association’s insurance agent attributed the increases to the insurance industry suffering catastrophic losses in past years from natural disasters, public adjusters filing fraudulent claims, and increases in construction costs. When creating this budget, the Board was cognizant of the insurance increases and its impact to the owners and minimized increases in other expenses to keep the increase of regular monthly assessments at 14%.

LA JUNTA SE REUNIRÁ PARA APROBAR PRESUPUESTO 2023-2024

La Junta Directiva se reunirá el día martes 31 de octubre del 2023 a las 5:00 P.M. a través de Zoom, principalmente para adoptar el presupuesto operativo del año fiscal 2023-2024. El presupuesto 2023-2024, calendario de reservas y cálculos de pagos, que se adoptarán en la reunión del 31 de octubre se encuentran en <https://www.bpp2.org/>. El presupuesto para el próximo año fiscal incluye un aumento de \$715,298.05 (15.6%) en gastos operativos, lo que resultará en un aumento del 14% en las cuotas mensuales regulares en 2023-2024. La totalidad de este aumento se atribuye únicamente a un aumento del 46 % en los seguros de propiedad en junio

La Junta se reunirá
(viene de la página 1)

de 2023. Este aumento inesperado en los seguros de propiedad no se incluyó en el presupuesto 2022-2023 y se proyecta que resultará en un déficit operativo en al cierre del 31 de octubre del 2023 por la cantidad de \$228.575,44. El presupuesto para 2023-2024 absorberá este déficit del año fiscal 2022-2023 e incluirá los aumentos en los seguros de propiedad y otros aumentos en las pólizas de seguro incurridos durante el año fiscal 2023-2024.

Desafortunadamente, el aumento en el seguro de propiedad de condominios está afectando a todos en la Florida. Al igual que con los aumentos de seguros del año pasado, el agente de seguros de la Asociación atribuyó los aumentos a que la industria de seguros sufrió pérdidas catastróficas en los últimos años debido a desastres naturales, ajustadores públicos que presentaron reclamaciones fraudulentas y aumentos en los costos de construcción. Al crear este presupuesto, la Junta tuvo en cuenta los aumentos de seguros y su impacto para los propietarios y minimizó los aumentos en otros gastos para mantener el aumento de las cuotas mensuales regulares en 14%.

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Lobby Refurbishment Update

The refurbishment of the building C and D lobbies is on schedule to be completed prior to Thanksgiving. Please excuse the inconvenience and thank you for your cooperation.



Actualización sobre la remodelación de los lobbies

La remodelación de los lobbies de los edificios C y D esta en buen camino para finalizar antes del Día de Acción de Gracias. Disculpe las molestias, y gracias por su cooperación.





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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



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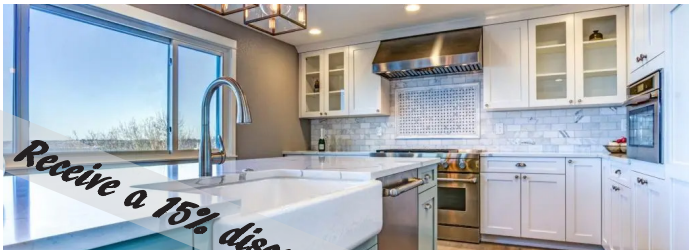
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