

Happy Halloween

# BRICKELL PLACE NEWSLETTER



**OCTOBER 2025**

Prepared by Management Office

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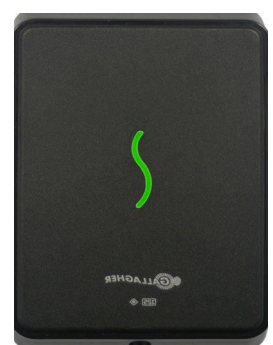
## ONGOING IMPROVEMENTS

### ACCESS CONTROL PROJECT

We are pleased to share that over 85% of Brickell Place residents have successfully enrolled in the new Access Control system. This transition marks a major step toward a safer, more efficient, and fully digital access experience across our property.

Residents who have not yet activated their **mobile credentials** are encouraged to contact the Management Office for assistance. Our team is available to guide you through the quick enrollment process and ensure your full access to all building entrances.

Together, we continue improving the security and convenience of Brickell Place. *(More details about the new access control apps and their use can be found on page 5.)*







# PROJECTS

## ROTUNDA AREA

### Bridge, Rotunda, and Ramp Fully Reopened

After a long period of construction and anticipation, we are pleased to announce that the **bridge, rotunda, and ramp** are now fully reopened and operating at full structural and aesthetic capacity.

This milestone marks the complete restoration of one of the most important access points to Brickell Place, bringing back normal traffic flow and enhancing both functionality and appearance.

We truly appreciate the community's patience and cooperation throughout this process. Welcome back to a smooth and renewed entrance experience!

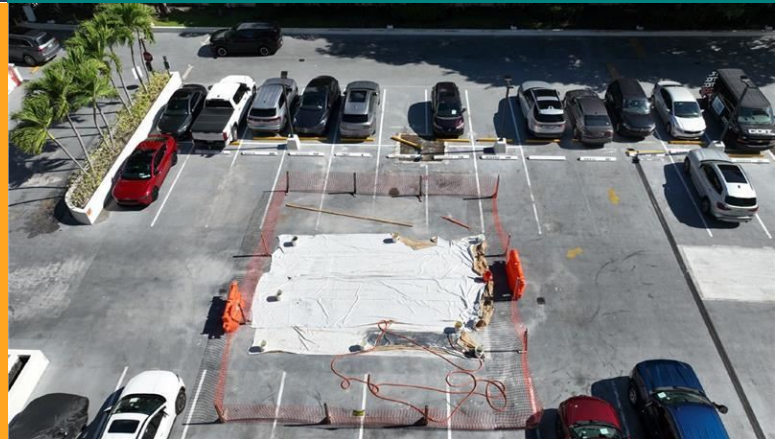


### Garage Deck Restoration Progress

As many of you have noticed, several sections of the garage deck that previously showed signs of fragility have now been successfully restored. This important work has significantly improved both the safety and durability of our structure.

At this stage, restoration efforts are focused on the **areas near the ramp on the north side** and the **section adjacent to the west side of Tower B**. Before the end of the year, additional repairs are planned for the **zones surrounding the north and south exits**, completing this phase of the project.

The accompanying photos illustrate the progress achieved so far and the ongoing improvements throughout the deck.







## PROJECTS

### POOL PROJECT

Contractor: BENG OA

Permit No. BD19-023323-001

Estimated Completion: April 2026

**Please remember:**

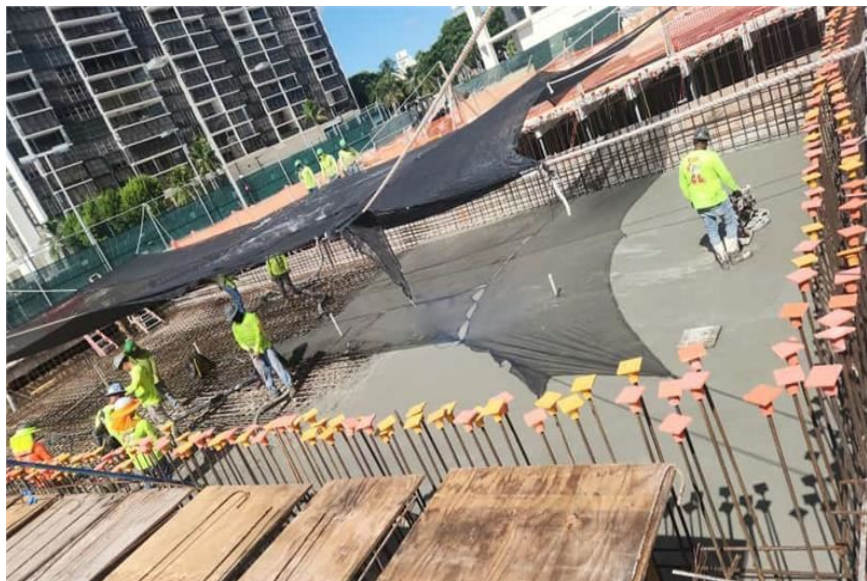
**During this period, Brickell Place Phase I owners and residents are welcome to use the Phase II pool area, in accordance with its Rules & Regulations.**

## POOL PROJECT UPDATE

The new pool project continues to make steady progress. The second phase of concrete pouring has now been completed. The third phase is scheduled for next week, and the fourth and final pour will take place before the end of the year.

As many of you know, the Association has been working closely with a group of volunteer owners on reviewing the design iterations for the new pool. We are pleased to share that the review process is now complete, and we have moved forward with ordering the renderings and material selections needed for final pricing.

We expect to distribute the voting package before the end of the year so that all owners may participate in selecting the final design and finishes for this exciting project.







## WINDOW PROJECT – OWNER ACTION REQUIRED

As part of the next phase of the **Window Project**, all unit owners are asked to complete the **Window Project Information & Payment Options Form** recently distributed. This form is essential for the Association and contractor to gather accurate information for each unit and coordinate the next steps of the installation.

The form includes:

- **Unit preparation details** – confirm whether you will handle furniture and window treatment removal on your own or request Association assistance (available at \$75/hour per person, in 0.5-hour increments).
- **Window type confirmation** – Only 4th floor units require Large Missile Impact (LMI) Windows & Doors per Florida Building Code. Units above the 4th floor require Small Missile Impact (SMI) Windows & Doors, but may opt for LMI at their own expense.
- **Payment options** – Owners may choose one of three methods:
  1. One-time payment in advance, with no interest.
  2. 6 monthly installments, without financing, with a one-time 2% total interest cost.
  3. Financing through the Association over 6.5 years (78 equal monthly installments), with interest estimated at 7% per annum.

We invite all units already enrolled in the Window Project that have **not yet submitted their form** to do so as soon as possible. Timely submission will help the Association finalize schedules, financial arrangements, and coordination with the contractor.

Please complete your form using the link below:

<https://form.jotform.com/252645801684058>

## ACCESS CONTROL PROJECT *(continued from page 1)*

To help everyone better understand how each system works, we would like to clarify that **BuildingLink** continues to operate as usual. It remains the Condominium App for Brickell Place, where residents can:

- Submit work order requests directly to Management.
- Pre-register guests and visitors so Security at the Front Gate can grant access.
- Reserve the service elevator and amenities such as the tennis courts, BBQ area, or Party Room, among others.

Meanwhile, the **ButterflyMX app** is used to access the intercoms located at the main lobby entrances of both towers. In the future, additional intercoms will be available on the first and second floors. Through ButterflyMX, residents can also send invitation codes to family members, guests/visitors, allowing them to open lobby doors without the resident's direct intervention.

Lastly, the **Gallagher app** is for personal access within the property. It allows residents to open all condominium doors, including the Front Gate, using either the mobile app or the transponder installed in their vehicle.

For any questions or if you need assistance with any of these systems, please stop by the Management Office. Our team will be happy to guide you and help resolve any doubts you may have

# ACCESS CONTROL SYSTEM

## BUTTERFLYMX

GRANT VISITORS ACCESS TO THE BUILDING

ButterflyMX app is for intercom use, allowing you to let guests into the building. The intercoms are located at the lobby-level entrances and the level-2 entrances of Buildings A & B.



**SCAN QR CODE**

[admin@brickellplace.net](mailto:admin@brickellplace.net)

## GALLAGHER

ACCESS BUILDING DOORS AND FRONT GATE RESIDENT LANE

Gallagher App will turn your smartphone into a fob. Additionally, each resident will receive a new vehicle transponder.



**SCAN QR CODE**



## COMMON AREAS IMPROVEMENTS

### BBQ Area Maintenance

Our Maintenance and Housekeeping teams have been working to restore and improve the BBQ area, which has been affected by weather and its proximity to the St. Regis construction site.

The images show the challenges during heavy rain and the corrective work completed to prevent future issues.

All tables have been repaired and treated to resist outdoor conditions, and the area is fully operational. The Association remains in direct contact with the St. Regis management team and is currently negotiating for this area to receive a major redesign and upgrade to enhance its look and functionality.





## RULES & REGULATIONS

- Reminder: Owners are responsible for the actions and behavior of their guests, family members, and tenants. Any violation committed by a guest shall be deemed a violation by the unit owner.

## NEWS

### IMPORTANT OFFICIAL RECORDS RECENTLY ADDED

Financials Records

*(Location: Building Link / Library / Official Records)*

## UPCOMING MEETINGS

*(\*Meetings are held via Zoom and Owners wishing to attend may contact Management Office for the Zoom Link.)*

- **Board Meeting:** Tuesday, **November 4, 2025**, at 6:30 pm, in the Building B – Party Room (1901 Brickell Avenue, Miami, FL 33129)

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**"Every improvement begins with a little inconvenience."**  
- Unknown