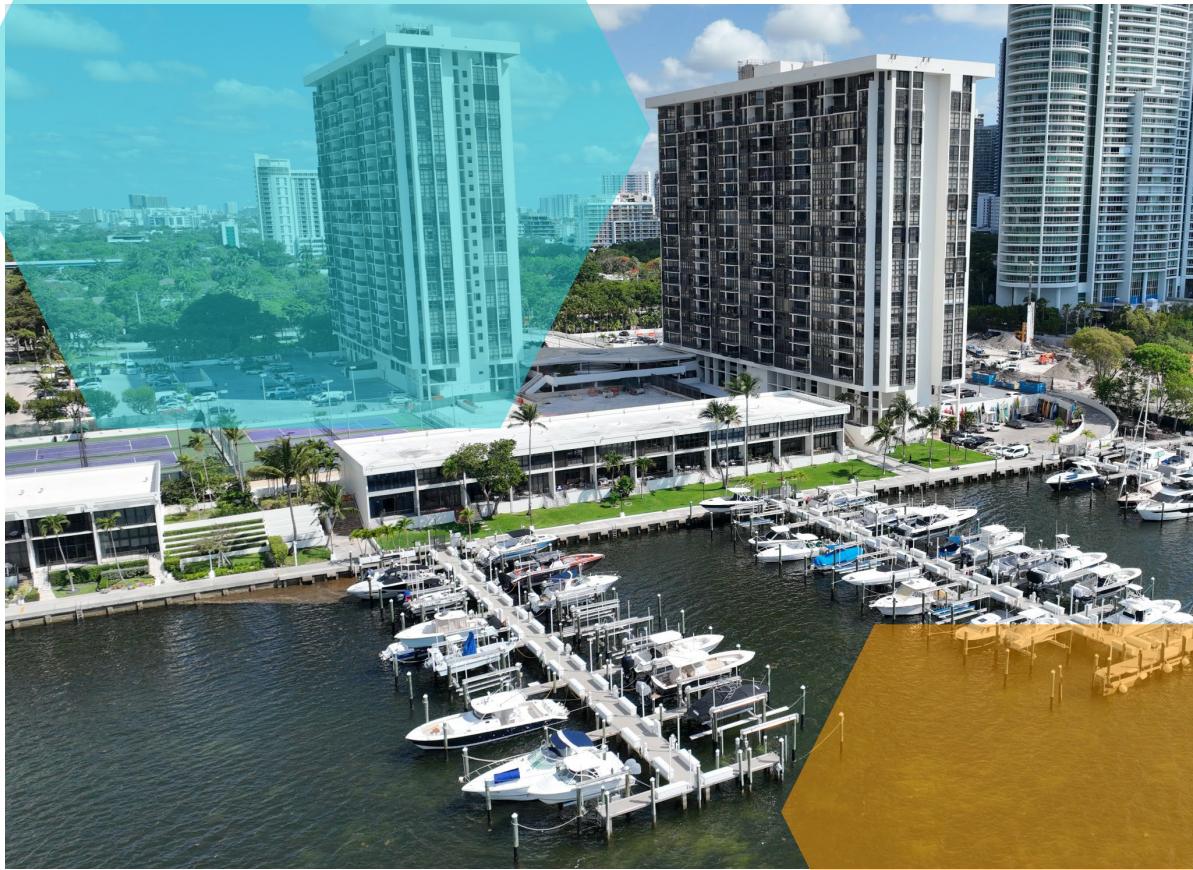


RICKELL PLACE NEWSLETTER



MAY 2025

Prepared by Management Office

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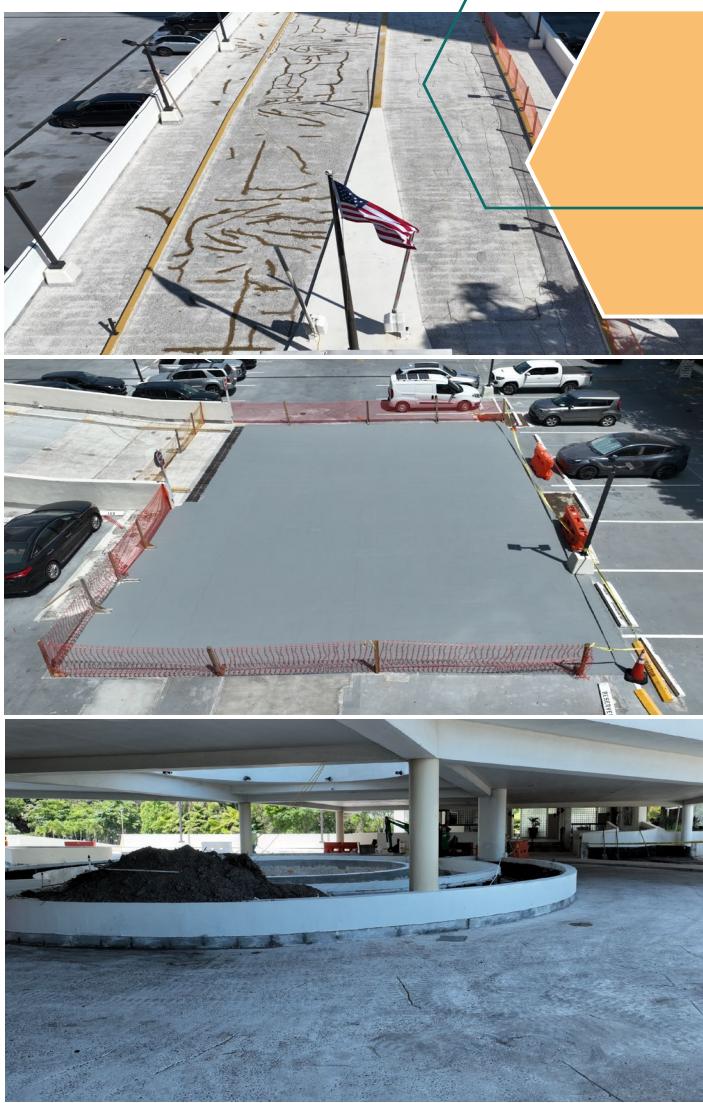
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ONGOING IMPROVEMENTS

POOL PROJECT UPDATE

We're happy to announce that the pool deck tile removal phase has been successfully completed, reaching 100% completion. The construction team has now cleared the entire deck area, preparing the site for the next critical stage of renovation. (*Continued on Page 3*)





PROJECTS

ROTUNDA AREA REPAIRS UPDATE

PARKING DECK REPAIR UPDATE

The concrete pouring below the Rotunda Ramp was successfully completed. A provisional waterproofing layer has been applied to prevent water from reaching the first floor, allowing cars to resume parking below that area. Next Bengoa will proceed with a small area of parking deck repair adjacent to the North West side of Bldg. A, before proceeding to the areas by the North Gate and the South Ramp to complete the parking deck repairs.

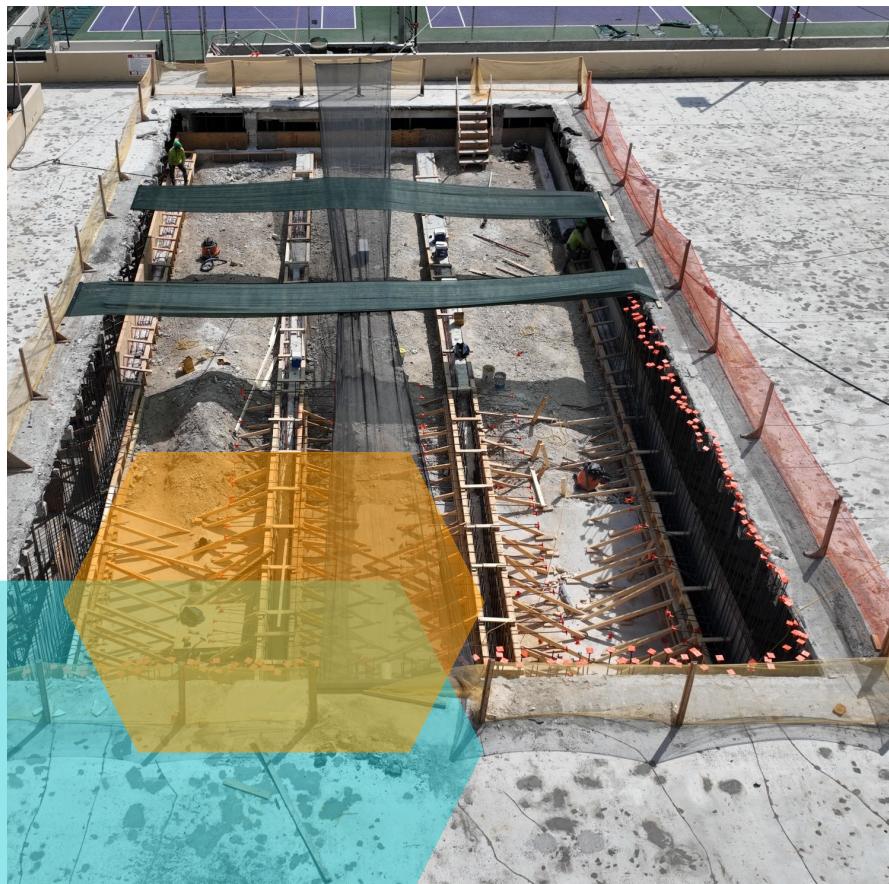
ROTUNDA

Currently, the cracks are being injected with epoxy in the rotunda, bridge and ramp (please refer to the first photo on the left). Next, Bengoa will proceed with the waterproofing of the pedestrian walkway, followed by the installation of the structural foam and lightweight concrete. Lastly, they will proceed with waterproofing the vehicle lanes so we can finally reopen the rotunda, bridge and ramp by the end of July (see Bengoa Timeline here for your reference).

We appreciate your patience as we complete these important safety and longevity improvements to our community.

Please see the estimated timeline for the completion of the rotunda/ramp area to the left.

ID	Task Name	Duration	Start	Finish
1	BPI RAMP RESTORATION	50 days	Wed 5/14/25	Thu 7/24/25
2	Mobilization/Re-Phasing	2 days	Wed 5/14/25	Thu 5/15/25
3	Re-Organize Safety Perimeter & Jobsite	2 days	Wed 5/14/25	Thu 5/15/25
4	Valet Planters	10 days	Fri 5/16/25	Fri 5/30/25
5	Planter Modifications (1 each)	5.5 days	Fri 5/16/25	Fri 5/23/25
6	Re-Construct Round Planter Wall	5.5 days	Fri 5/16/25	Fri 5/23/25
7	Planter Demolition (3 each)	10 days	Fri 5/16/25	Fri 5/30/25
8	Remove/Dispose of Landscaping & Soil	4 days	Fri 5/16/25	Wed 5/21/25
9	Demolish/Disposed of Concrete Planters	6 days	Thu 5/22/25	Fri 5/30/25
10	New Pedestrian Sidewalk	35.5 days	Fri 5/16/25	Tue 7/8/25
11	Phase 1 - Entire South Sidewalk	18 days	Fri 5/16/25	Wed 6/11/25
12	Prepare Concrete Curb	1 day	Fri 5/16/25	Fri 5/16/25
13	Seal Deck Cracks	3 days	Mon 5/19/25	Wed 5/21/25
14	Prepare Concrete Surface	1 day	Thu 5/22/25	Thu 5/22/25
15	Seal Transition Joints	1 day	Fri 5/23/25	Fri 5/23/25
16	Apply WP Membrane	4 days	Tue 5/27/25	Fri 5/30/25
17	Lay Down 2" Structural Rigid Foam	1 day	Mon 6/2/25	Mon 6/2/25
18	Place Concrete Topping	4 days	Tue 6/3/25	Fri 6/6/25
19	Build ADA Ramps	3 days	Mon 6/9/25	Wed 6/11/25
20	Phase 2 - NE Sidewalk, Incl Ramp to Parking	14 days	Mon 6/2/25	Thu 6/19/25
21	Prepare Concrete Curb	0.5 days	Mon 6/2/25	Mon 6/2/25
22	Seal Deck Cracks	1 day	Mon 6/2/25	Tue 6/3/25
23	Prepare Concrete Surface	0.5 days	Tue 6/3/25	Tue 6/3/25
24	Seal Transition Joints	0.5 days	Wed 6/4/25	Wed 6/4/25
25	Apply WP Membrane	2 days	Wed 6/4/25	Fri 6/6/25
26	Lay Down 2" Structural Rigid Foam	1 day	Fri 6/6/25	Mon 6/9/25
27	Place Concrete Topping	4 days	Mon 6/9/25	Fri 6/13/25
28	Build ADA Ramps	4.5 days	Fri 6/13/25	Thu 6/19/25
29	Phase 3 - NW Sidewalk, Incl Ramp to Parking	18 days	Wed 6/11/25	Tue 7/8/25
30	Prepare Concrete Curb	1 day	Wed 6/11/25	Thu 6/12/25
31	Seal Deck Cracks	2 days	Thu 6/12/25	Mon 6/16/25
32	Prepare Concrete Surface	1 day	Mon 6/16/25	Tue 6/17/25
33	Seal Transition Joints	1 day	Tue 6/17/25	Wed 6/18/25
34	Apply WP Membrane	3.5 days	Wed 6/18/25	Mon 6/23/25
35	Lay Down 2" Structural Rigid Foam	1 day	Tue 6/24/25	Tue 6/24/25
36	Place Concrete Topping	4 days	Wed 6/25/25	Mon 6/30/25
37	Build ADA Ramps	4.5 days	Thu 7/1/25	Tue 7/8/25
38	Access Ramp Waterproofing	40.5 days	Fri 5/23/25	Tue 7/22/25
39	Sloped Surface	30.5 days	Fri 5/23/25	Tue 7/8/25
40	Seal Deck Cracks	3 days	Fri 5/23/25	Thu 5/29/25
41	Prepare Concrete Surface	1 day	Tue 7/1/25	Tue 7/1/25
42	Seal Transition Joints	1 day	Wed 7/2/25	Wed 7/2/25
43	Apply WP Membrane	3 days	Thu 7/3/25	Thu 7/8/25
44	Flat Surface	37.5 days	Thu 5/29/25	Tue 7/22/25
45	Seal Deck Cracks	9 days	Thu 5/29/25	Wed 6/11/25
46	Prepare Concrete Surface	2 days	Wed 7/9/25	Thu 7/10/25
47	Seal Transition Joints	1 day	Fri 7/11/25	Fri 7/11/25
48	Apply WP Membrane	7 days	Mon 7/14/25	Tue 7/22/25
49	Demobilization	2 days	Wed 7/23/25	Thu 7/24/25
50	Final Clean-Up / Demobilize	2 days	Wed 7/23/25	Thu 7/24/25



PROJECTS POOL PROJECT

Contractor: BENGOA
Permit No. BD19-023323-001

Estimated Completion: April 2026

PLEASE REMEMBER THAT OWNERS AND RESIDENTS MAY USE THE BRICKELL PLACE PHASE II POOL AREA DURING THIS TIME, SUBJECT TO THEIR RULES & REGULATIONS.

POOL PROJECT UPDATE (CONTINUED FROM PAGE 1)

Bengoa has completed the initial form work and rebar placement. Next week, on Wednesday, May 28, 2025, Bengoa will be performing backfill and the first phase of pouring concrete. Subsequently, they will proceed with pouring the pool base/floor another day, followed by the form work, rebar and pouring of the perimeter pool walls, etc. All work continues to advance according to our project timeline, and concrete pouring will soon begin to form the structure of the new pool.



Join WINDOW PROJECT

LIMITED TIME!

Register now to avoid price increases

REGISTER:
admin@brickellplace.net

BENEFITS:

- Enhanced unit safety
- Better soundproofing
- Improved energy efficiency
- Reduce insurance costs

WINDOW REPLACEMENT (PROJECT UPDATE)

All owners will be receiving an acknowledgement sheet regarding the upcoming Bulk Window Replacement Project shortly. Each unit should formally select whether they will be opting-in or opting-out on this acknowledgment sheet, sign it and remit it to the management office. Time is quickly running out for owners to opt-in to this Window Project and owners who opt-out will not be permitted to replace their windows individually until the project concludes. **After the Window Project concludes, any owner who subsequently decides to replace their windows individually will be required to conform to the full specifications created by Miami Curtain Wall.** That individual window installation will require the inspection and supervision of Miami Curtain Wall, at that owner's sole expense. Furthermore, Miami Curtain Wall will inspect each unit that hasn't opted-in and hasn't previously replaced their windows to determine the remaining useful life. This may result in that unit being required to replace their window by the end of 2027.

We encourage all residents to review these forms promptly when received to ensure timely processing and accurate project scoping.

NOTE: WE ENCOURAGE ALL OWNERS TO REVIEW THE DETAILED PRICING AND PROJECT INFORMATION AVAILABLE ON BUILDING LINK UNDER THE LIBRARY SECTION IN OFFICIAL RECORDS.

BRICKELL PLACE

COMMON AREAS IMPROVEMENTS



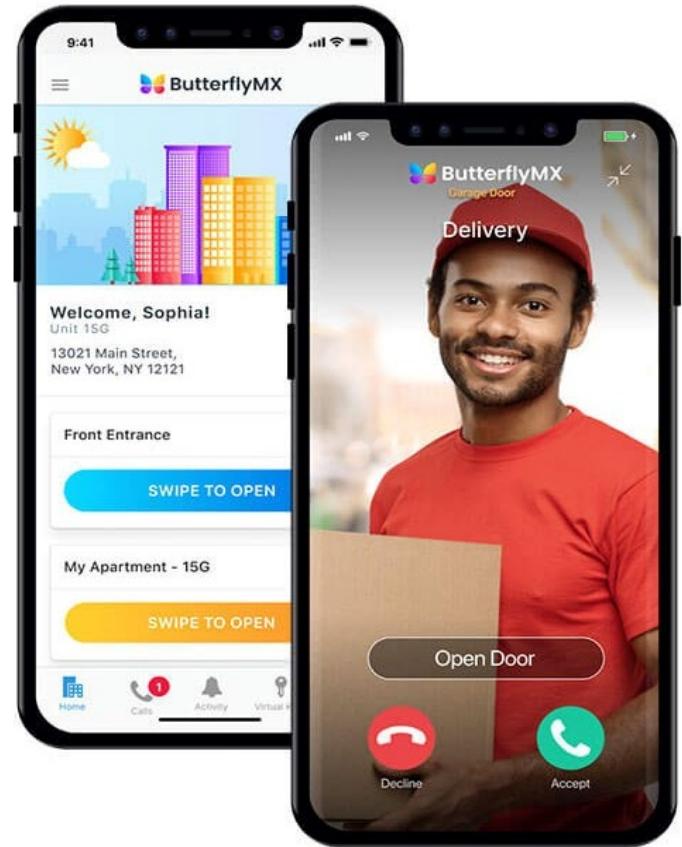
NEW INTERCOM SYSTEM

ButterMX Intercom System gives residents the power to open doors, video chat with visitors, and accept deliveries from anywhere in the world.

Plus, its wireless options mean your installation will be quick and easy while avoiding the costly expense of building wiring or in-unit hardware. Residents will be able to see who is trying to enter the building before letting them in. They can also create a visitor pass that they can scan to enter the building.

For more information about ButterMX system, you can visit the following site:

<https://buttermx.com/how-it-works/>



For more information about Access Control Gallagher, you can visit the following site:

<https://www.youtube.com/watch?v=niWDPoBPbg4>

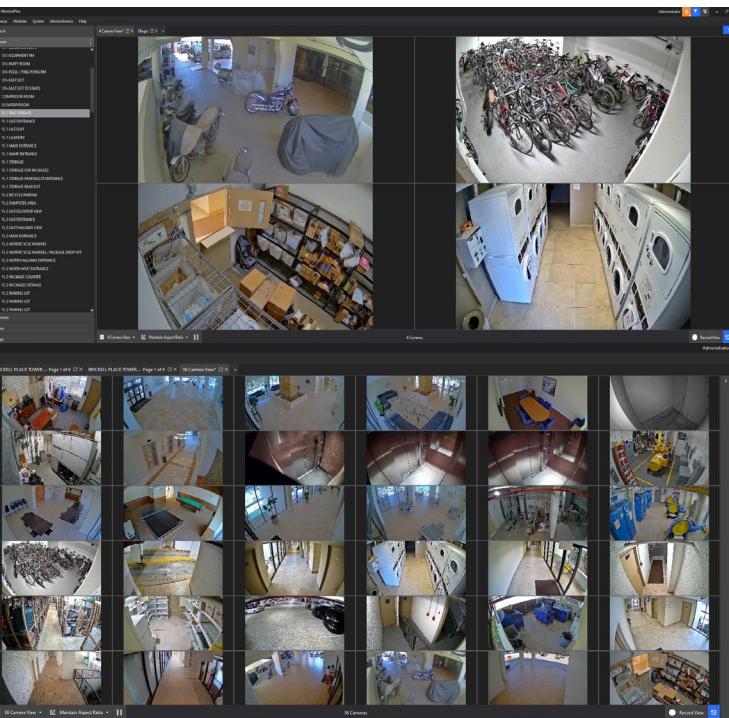


NEW ACCESS CONTROL

Gallagher integrates with our new camera system. With Gallagher, Owners will now be able to use their smart phone as a fob. The Association will be vetting everyone to confirm their

identity, their contact information, etc. before being registered in the new access control and intercom system. Some supporting documentation will also be required such as vehicle registration, insurance, etc. We will email a link for owners and residents to be able to enter and confirm their information, as well as upload any requested documents electronically.

COMMON AREAS IMPROVEMENTS (cont.)



SECURITY SYSTEM (CAMERAS)

We're pleased to announce that all common area security cameras around Building A have recently been successfully installed and are now operational. This enhancement to our surveillance system provides improved monitoring of entrances, elevators, lobbies, and other shared spaces.

The installation team will soon begin work on Building B, where similar comprehensive camera coverage will be implemented in all common areas. This ongoing security upgrade represents our commitment to resident safety and property protection.

Thank you for your patience during the installation process.

TENNIS COURT ENHANCEMENTS UNDERWAY

The tennis fence screens are currently being replaced. These replacements feature reinforced materials specifically designed for enhanced durability and longevity. The premium screens being installed offer superior UV resistance to prevent fading and deterioration from sun exposure, ensuring they maintain their appearance and functionality. These new fence screens will also help reduce the amount of dust on the tennis courts. However, the staff will continue with regular cleanings to further address this situation.



Our Rules & Regulations prohibit any disturbing noises that interfere with neighbors' comfort. Musical devices and TVs should not be played loudly between 11:00 PM and 9:00 AM if they disturb others. All residents must make reasonable efforts to minimize noise from their units. These simple considerations help ensure Brickell Place remains a peaceful community for everyone.



RULES & REGULATIONS

PERSONAL ITEMS IN COMMON AREAS

Personal Items in Common Areas

According to Brickell Place Condominium Association Rules & Regulations, it is strictly prohibited to leave personal articles, furniture, or objects of any kind in hallways or common areas.

Storage Restrictions

Section XIV (STORAGE) specifically states: "No storage of any kind is permitted in driveways, parking spaces, hallways, stairwell, elevators, balconies or other public spaces."

Designated Usage of Common Areas

Additionally, Section II (COMMON AREAS) establishes that common spaces such as hallways, entrances, elevators, and lobbies must be used exclusively for ingress and egress to the premises or for their obviously intended purposes, and not for storage of personal belongings.

Thank you to all residents who donated to the staff appreciation bonus fund. The funds were distributed during a special lunch, where our team expressed deep gratitude for your generosity. Your support fosters a positive environment that helps our staff provide excellent service to our community.

THANK YOU!
Employee Christmas Fund
GoFundMe



NEWS

IMPORTANT OFFICIAL RECORDS RECENTLY ADDED

(Location: Building Link / Library / Official Records)

- Window Project Acknowledgment Form
- Board Meeting Agenda for May 28th

**THE MANAGEMENT OFFICE
WILL BE CLOSED MONDAY,
MAY 26TH, 2025, IN
OBSERVANCE OF MEMORIAL DAY.**



UPCOMING MEETINGS

*Meetings are held via Zoom and Owners wishing to attend may contact the management office for the Zoom Link.

Board Meeting: Tuesday, May 28, 2025, at 6:30 pm, in the Building B – Party Room (1901 Brickell Avenue, Miami, FL 33129)

Brickell Place Condominium Association
1901 Brickell Avenue, Box D,
Miami, Florida, 33129
(305) 854-5343
admin@brickellplace.net

“Criticism may not be agreeable, but it is necessary.”
- Winston Churchill