



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 2 Issue 8

February 2021

BOARD OF DIRECTORS

President..... Adriana Angel
Vice President Alejandro Abreu
Secretary..... Pierre Chartrand
Treasurer Mauricio Arango
Director Gabriel Rincon

PROPERTY STAFF

Property Manager..... Peggy Otano
Admin Asst Bryan Martinez
Maint Super Joel Abad

IMPORTANT #'S

Office..... 305.373.0012
Front Desk..... 305.373.0013
Email
manager@solarisbrickellbay.com

OFFICE HOURS

Monday - Friday 9:00 AM – 5:00PM

SOLARIS@BRICKELL BAY
Condominium Association Inc.
186 SE 12 Terrace
Miami, FL 33131



Published monthly at no cost for Solaris at Brickell Bay by Coastal Group Publications. 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.

Cooling Towers Installation Update 2/9/2021

Dear Residents,

We are still waiting for the city to approve the permits for the Non-Utility Construction Permit which is required due that we have to

temporary close the street in front of building so that crane can be set up for the removal and installation of the cooling towers and AC units.

We will keep you informed of exact dates of installation as it is expected the work can take up to 7 days and you will not have any air conditioning during the duration of the installation and would like to give you enough time so you can make arrangements accordingly.

If you are interested in a portable AC for your unit during the installation of the cooling towers please review the detailed information on the attached Application. Please contact the representative of American Portable Air, Michael Miranda, @ 305-528-6197 or michael@americanportableair.com for any questions regarding installation or pricing. Please let him know you were referred by Peggy Otano from the Solaris.

The new state-of-the-art towers are constructed of fiberglass and will provide many more years of service than the original towers. In addition, the new towers employ the energy conservation strategy of minimizing the electrical consumption according to the cooling need.

This project represents another step in the association's sustainability efforts articulated and supported by the Board of Directors and unit owners. The towers are producing energy savings and providing for more fuel efficient, environmentally friendly operations in an area of critical need on our building.

The new towers will soon be operational, and ready to reliably and economically meet our year-round cooling needs.

Sincerely, Peggy Otano, LCAM on Behalf of the Board of Directors






INTRODUCING OUR NEW

ELECTRONIC APPLICATION

USER FRIENDLY.
SECURE.

PURCHASE AND LEASE APPLICATIONS ONLINE!

- 1- Go to: **Tenantev.com**
- 2- Ready: **Create your User Account!**
- 3-Enter Code to begin: **5372**



RESIDENT PORTAL
Login & Private Site

Dear Residents,


To access your community's information, simply register on the new portal at <https://solarisatbrickellbay.connectresident.com/> and click on Login in the top-right corner. You'll need to do this even if you are already registered on your old community website.

Don't wait! Register today to start taking advantage of all that FirstService Residential Connect Resident Portal has to offer.

- An updated and responsive design which seamlessly supports desktop, tablet and mobile displays so you can access the site anytime and from any device
- A self-service platform empowering you to communicate with your management team, submit service requests, make payments, check balances, download forms and documents, manage your visitor list, obtain package information and much more
- The opportunity to stay up-to-date on happenings within your community through a new community calendar.
- Easier interactions with fellow residents, thanks to an opt-in resident directory
- The ability to use a single login for all your online needs
- Up-to-date security and strict privacy settings to give you the highest level of protection
- A public landing page to showcase your community to prospective buyers, realtors and others

Proudly serving the residents of Solaris At Brickell Bay on behalf of your Board of Directors and Management.

**One Dollar Emergency Dental Visit
Including Necessary X-Rays
NEW PATIENTS ONLY.**



Meet Your Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:
9456 Harding Avenue, Surfside, FL
Phone (305)866-2626 Fax (305)866-2204
4011 W. Flagler St. Ste. 506, Coral Gables, FL
Phone (305)643-1444 Fax (305)643-0447



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

786-486-9022

Excellent References
Resume Available on Request



FirstService
RESIDENTIAL

Assessments Made Easy

Pay Your Dues Online

Owners have a convenient and secure way to pay assessments online through our provider, **ClickPay**. If you aren't already taking advantage of this payment option, we request that you create your account today and begin making individual or automatic recurring payments online.

Get Started: www.ClickPay.com/FirstService

- 1 Click **Register** and then create your online profile with **ClickPay**
- 2 **Link Your Home** using the account number found on your statement or coupon
- 3 Select your preferred **Payment Option** (e-check for FREE or credit card for a fee)
- 4 Set up **Automatic Payments** or click **Pay Now** to make one-time payments



Payments by e-check can be made at no cost. Fees apply to payments made by credit or debit card. Please note the date you make your payment on ClickPay is not the date it is reflected on your account. Payments by e-check (ACH) before 9:00PM EST will debit from your bank account and settle the next business day. Payments by debit or credit card can take 3-4 business days to settle.

*Scan below
to sign up for
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Benefits & Features

- ✓ Pay for **FREE** by e-Check
- ✓ Set Up Automatic Payments
- ✓ Pay by Credit/Debit Card
- ✓ Pay from Your Phone/Tablet

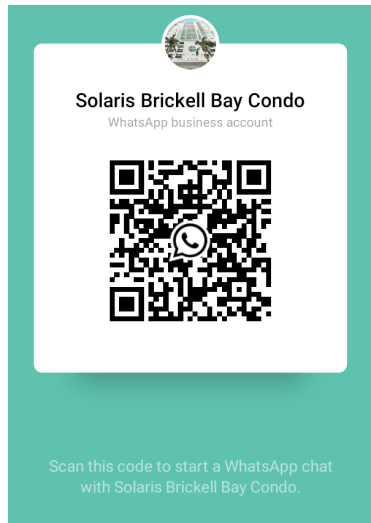
Online Payment Support

For help with your account or setting up payments online, please contact **ClickPay** online at www.ClickPay.com/GetHelp or call **1.888.354.0135 (option 1)**.



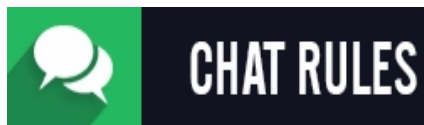
Dear Solaris At Brickell Bay Residents,

We would like to inform you that we have added the Whatsapp Forum in addition to email and phone calls, to communicate and share updates, current events, and important information about The Solaris At Brickell Bay Condominium Association. Membership can send in their suggestions or concerns via this chat. This forum will not replace required USPS mailings, email communications, of any important matters for the association.



All interested in joining the group would have to opt in invitation as this will confirm and verify your permission to be in the group. By opting into the messaging forum, you are in agreement to follow all rules and guidelines for this chat that are detailed below.

Message Solaris Brickell Bay Condo on WhatsApp to (305)373-0012 or click on <https://chat.whatsapp.com/LkUdI8L4mGIDxYtTcIRoBm> To be included in the Solaris WhatsApp Chat. Only registered residents may be on this chat.



Solaris At Brickell Bay WhatsApp Resident Group Rules and Guidelines:

- Content shared is for members only, and should not be redistributed to any third party unless permission has been sought, and such permission should be

unanimous.

- No jokes (unless specific to Chit Chat groups), religious and political opinions, hate speech, racism, and vulgar language is allowed.
- Respect everyone and ensure your posts are inoffensive and not inclined to provocation.
- Crime-related information should be considered sensitive but it is understood that the group is an ideal platform to report suspicious behavior and concerns around security.
- No advertising or spam will be allowed.
- This group does not replace your armed or medical response services, but if in an emergency, urgent help or assistance can be requested.
- This group may be used to post relevant suburb information, such as would impact on your immediate environment or day-to-day activities.
- Do not expect responses immediately and if you require comment from all parties, provide at least 24 hours for them to do so.
- Post in one chunk of text, rather than a number of text chains.
- Try not to post on the group between 6pm and 9am unless there are security or emergency situations.
- Check your sources before sharing information that may be fake (or old) news.
- Do not post data-heavy video's/images.

Infringement

Please be informed that Infringement of rules may result in the members being removed from the group by the administrator.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

GOT HURRICANE DAMAGE? GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

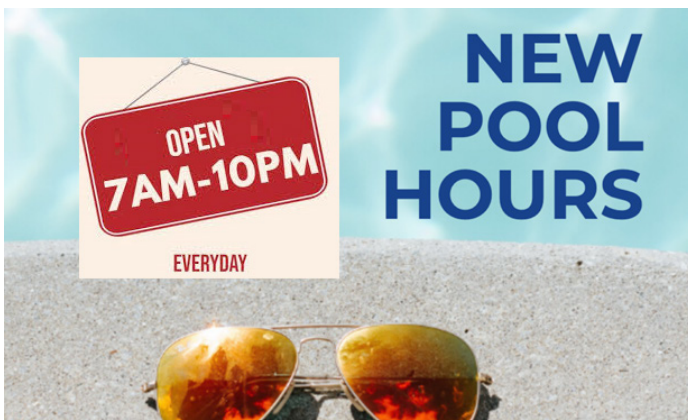
STELLARADJUSTING.COM

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

WAS YOUR CLAIM DENIED OR UNDERPAID?

License #0176224



Effective immediately- The Extended Fitness Hours are now from 5am to 12am (Midnight).

- *Registration with front desk is still required.
- *Mask must be worn at all times.
- *Cleaning will be completed during the hours of 7am to 4pm only. Use of gym at other hours is at your risk.
- *Machine and equipment must be wiped down after use.
- *3 People at a time and Max Time of (1) hour per use.



In the Event of an
After Hours
Emergency
Please call the
front desk at
305.373.0013



Washing Machine/Appliances

Please do not overload your washing machine and leave unattended, they can create a leak and will affect the hallways and the unit below. Please be considerate and avoid extra expenses, thank you.



Residents please remember to service your appliances regularly. It is the unit owners responsibility to insure that the appliances are maintained and in working order. Never leave appliances unattended while in use. And please check appliances often while it is in use to verify that they are functioning properly. This is to prevent any accidents that might occur that can damage your apartment and/or common areas.

Licensed Contractors

Protect yourself and your property, by only using licensed and insured contractors. Make sure anyone you hire are licensed and carry general liability & worker's compensation insurance. Do not use contractor's that have exemptions for worker's compensation. For additional information, please contact front-desk.



BE CONSIDERATE
NO YELLING OR
OTHER LOUD NOISES

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PACKAGES MUST BE PICKED UP AT FRONT DESK.

We are no longer delivering any packages directly to the units. All packages must be signed for and picked up at the front desk.



PICKUP OF BOXES SERVICE IS CANCELLED.

Staff is no longer picking up any items left in the hallway. Boxes should be broken down, folded and brought down to the 1st floor garage/loading dock and placed in one of our trash containers. Do NOT place Boxes or any items in the hallway, stairwells, or garage area. Please avoid being charged for the disposal of these items.



Please do not place anything besides household garbage in garbage bags into the trash chute. Do not place boxes of any size, including pizza and shoe boxes into the trash chute. Do not place comforters, mattress pads, clothes hangers, or any loose items. This clogs the chute and can **also damage the metal inside the chutes.**



**HOUSEHOLD
GARBAGE
ONLY**
**NO Personal Items,
Furniture OR Electronics.**

Our trash service only picks up household garbage. This is daily garbage that fits in regular garbage size

bags that fit into the trash chute. Mattresses. Furniture of any size, electronics, construction debris, or any item that is not regular daily household items, may not be left onsite even for a short time or forced into the trash chute. We will be monitoring our security cameras and anyone leaving items will be charged for removal of their items. Please note that charge may up to \$500- this charge is for payment for outsourced company that is called.

Please make arrangements to donate or have someone pick these items up during allowed delivery hours. Elevator reservation must be scheduled in advanced with management via email, manager@solarisbrickellbay.com.



We appreciate everyone that recycles but unfortunately, we have limited recycling due to the high number of contamination charges due to residents dumping non-recycling items into the recycling bin. We are looking into other ways to re-implement recycling but have to limit this service for the time being.

DO NOT LEAVE BOTTLES BY TRASH CHUTE. PLACE BOTTLES IN SEALED GARBAGE BAGS AND THROW DOWN THE TRASH CHUTE. IF POSSIBLE, PLEASE BRING BAGS WITH BOTTLES TO THE TRASH CHUTE CONTAINER ON THE 1ST FLOOR GARAGE AREA.

Continued on page 7

Updates and Reminders (cont. from page 6)**NO STORAGE
OF ANY KIND
ALLOWED**

Items left here will be
disposed of at your expense

No Items may be stored in garage: This includes boat motors, doggie strollers, toys, beach chairs, bags, boxes, furniture, or anything that you are storing. Only items permitted to be on your space and folded up neatly, is a grocery cart and your vehicle. Association disposes of items and will not responsible for missing or broken items that are removed.



BALCONY CLEANING/ WATERING OF PLANTS ON BALCONY

REMINDER: DO NOT THROW ANYTHING FROM
BALCONIES

Residents are reminded that it is **EXTREMELY DANGEROUS** to throw anything from a Balcony, this includes items such as water, dirty water, Dog Excrement, etc. While we do encourage everyone to maintain a clean balcony, we also expect every Resident to take all precautions required to ensure anything you are cleaning on your balcony does not fall onto the balconies and/or terraces of the neighbors below you.

Your cooperation will be appreciated. If you have any questions regarding disposal of any other item please contact manager at manager@solarisbrickellbay.com.

Wipes Clog Pipes!

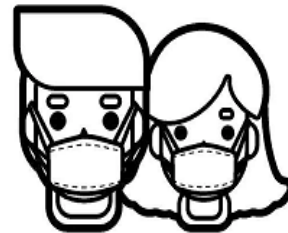
Place these items in the **TRASH** and **NOT** the toilet:

- Disinfecting wipes
- Paper towels
- Baby wipes
- Towelettes
- Mop refills

**NOTICE****MASKS MUST**

PROTECT
YOURSELF

REDUCE
THE
SPREAD



IN ALL COMMON
AREAS,
INCLUDING THE
LOBBY, GYM,
ELEVATORS,
AND HALLWAYS.

BE WORN

Commissioner
Eileen Higgins
District 5



"During these challenging times, rest assured that my office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

C A L L - E M A I L - S O C I A L

www.miamidade.gov/district05

305-375-5924

District5@miamidade.gov



@CommishEileen

COVID-19 VACCINES

Stay up to date with the latest developments and appointments at miamidade.gov/vaccine.

SAFETY FIRST

Ensure your safety by social distancing, washing your hands, and wearing a mask.

STAY INFORMED

Sign up for the D5 newsletter by emailing district5@miamidade.gov.

FUTURE BUILDING PROJECTS



LOBBY BEAUTIFICATION



MORE SECURITY CAMERAS



INSTALL NEW ELECTRIC SLIDING DOOR IN LOBBY



We Manage, Rent and, Sell Units at Solaris Condo

We handle the management of several units in the building

**CONSIDER US FOR ALL YOUR
PROFESSIONAL REAL ESTATE NEEDS!**

Located in the lobby for your convenience

**Nosotros administramos, rentamos y vendemos
unidades en Solaris Condo**

Estamos localizados en el lobby para su conveniencia

**ADRIANA ANGEL – BROKER
GABRIEL RINCON - REALTOR
Cell: 786-315-7672**

AdrianaAngelR@gmail.com

186 SE12 Terrace Suite 100, Miami, FL 33131

