



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 2 Issue 7

January 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.

Happy New Year 2021

Here's to a brand-new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Solaris At Brickell Place Condominium.

We feel fortunate to have you all as our residents!

Please Welcome Our New Board of Directors

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



As we move forward through the next year, the newly Board of Directors thank you for your confidence and is honored to successfully lead this community. While there is a lot of work to be done, the Board's primary commitment will continue to be towards maintaining and upgrading our building to a standard of excellence that we all demand. Increased property values at Solaris At Brickell Bay is first and foremost, and a goal we all share.

The next year will not be without its challenges as we undergo the cooling tower replacement, however with the proper planning and your cooperation and patience, we will all benefit from this improvement. Looking ahead, this newsletter will serve as our opportunity to share goals, updates, announcements and communications on projects and issues of importance from the Board of Directors and Management Team.

If you would like to contact any of the Board Members, please email management, Manager@SolarisBrickellBay.com.

URGENT AND TIME SENSITIVE REGARDING THE 2021 BUDGET

2021 Budget Adoption Meeting is scheduled for January 28th @ 7:00 p.m. Via Zoom:

<https://us02web.zoom.us/j/85956216957?pwd=NFpZSG5pRG9KQ0g0ckxNMWVWV1NSZz09>
Meeting ID: 859 5621 6957 Passcode: Solaris186

The budget packet includes the following information:

- Meeting Notice & Agenda
- Voting Certificate
- Limited Proxy/Ballot
- Proxy to Account Attendance

The adoption of the proposed budget at a duly noted meeting requires a **majority** vote of the membership present. The presence at the meeting of persons entitled to cast 25% of the votes of the members is necessary to establish a quorum. (29 members must be in Zoom Meeting attendance or must have submitted Proxy to count for attendance (Proxy is below.)

Along with this, units owned by a corporation or owned by more than one person must submit a voting certificate naming voting representative. Units owned by one person, do not require a voting certificate.

The membership will have the opportunity to:

1. **Vote “AGAINST RESERVES IN BUDGET”**, which means that the membership will opt to **NOT** fund the reserves and your Maintenance will not increase. The following maintenance schedule would apply:

Solaris- 2021- NO RESERVES

Schedule Of Proposed Maintenance

Tiered Entity Roll Up

Building- Unit Type	Unit	% Of Unit Ownership	Number Of Units	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A1	06_08	0.5358	30	\$569.73	\$550.64	\$6.83	\$557.47	\$16,724.10
0000-A2	7	0.5189	15	\$551.77	\$533.28	\$6.62	\$539.90	\$8,098.50
0000-B1	01, 04, 05, 09	0.8141	59	\$865.68	\$836.65	\$10.38	\$847.03	\$49,974.77
0000-B2	02, 03	0.7562	28	\$804.10	\$777.15	\$9.64	\$786.79	\$22,030.12
0000-B3	PH-04	0.8471	1	\$900.76	\$870.56	\$10.80	\$881.36	\$881.36
0000-B4	PH-03	0.8357	1	\$888.64	\$858.84	\$10.66	\$869.50	\$869.50
0000-B5	PH-05	0.7959	1	\$846.33	\$817.94	\$10.15	\$828.09	\$828.09
0000-B6	PH-02	0.7218	1	\$767.52	\$741.79	\$9.20	\$750.99	\$750.99
0000-C1	PH-01	1.1356	1	\$1,207.53	\$1,167.05	\$14.48	\$1,181.53	\$1,181.53
0000-C2	PH-06	1.1221	1	\$1,193.19	\$1,153.18	\$14.31	\$1,167.49	\$1,167.49
0000-R1	CU-01	0.4549	1	\$463.94	\$454.54	\$5.80	\$460.34	\$460.34
0000-R2	CU-02	0.7083	1	\$722.37	\$707.73	\$9.03	\$716.76	\$716.76
0000-R3	CU-03	0.3161	1	\$322.38	\$315.85	\$4.03	\$319.88	\$319.88
Total			141					\$104,003.43

2. **Vote “FOR Reserves In Budget”**, which will mean voting to fully fund reserves (**100% increase, \$275,400 annual contribution**) The following maintenance schedule would apply:

Solaris- 2021 - FULL RESERVES Schedule Of Proposed Maintenance

Tiered Entity Roll Up

Building- Unit Type	Unit	% Of Unit Ownership	Number Of Units	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A1	06_08	0.5358	30	\$569.73	\$550.64	\$122.97	\$673.61	\$20,208.30
0000-A2	7	0.5189	15	\$551.77	\$533.28	\$119.09	\$652.37	\$9,785.55
0000-B1	01, 04, 05, 09	0.8141	59	\$865.68	\$836.65	\$186.84	\$1,023.49	\$60,385.91
0000-B2	02, 03	0.7562	28	\$804.10	\$777.15	\$173.55	\$950.70	\$26,619.60
0000-B3	PH-04	0.8471	1	\$900.76	\$870.56	\$194.41	\$1,064.97	\$1,064.97
0000-B4	PH-03	0.8357	1	\$888.64	\$858.84	\$191.79	\$1,050.63	\$1,050.63
0000-B5	PH-05	0.7959	1	\$846.33	\$817.94	\$182.66	\$1,000.60	\$1,000.60
0000-B6	PH-02	0.7218	1	\$767.52	\$741.79	\$165.65	\$907.44	\$907.44
0000-C1	PH-01	1.1356	1	\$1,207.53	\$1,167.05	\$260.62	\$1,427.67	\$1,427.67
0000-C2	PH-06	1.1221	1	\$1,193.19	\$1,153.18	\$257.52	\$1,410.70	\$1,410.70
0000-R1	CU-01	0.4549	1	\$463.94	\$454.54	\$104.40	\$558.94	\$558.94
0000-R2	CU-02	0.7083	1	\$722.37	\$707.73	\$162.55	\$870.28	\$870.28
0000-R3	CU-03	0.3161	1	\$322.38	\$315.85	\$72.54	\$388.39	\$388.39
Total			141					\$125,678.98

Should you have any questions, please forward them to me prior to the meeting. Budget Packet is attached.

On Behalf of the Board of Directors,
 Peggy Otano, LCAM, Community Association Manager

PLEASE COMPLETE AND SUBMIT THE TWO PROXY'S TO ESTABLISH THE REQUIRED QUORUM FOR MEETING AND VOTE FOR WAIVING OF RESERVES OR FULLY FUNDING RESERVES AND EMAIL TO MANAGER@SOLARISBRICKELLBAY.COM.

(*You may pick up proxies at office or they may be emailed to you upon request.)

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Excellent References
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Reunión de aprobación del presupuesto 2021

La reunión de adopción del presupuesto 2021 está programada para el 28 de enero a las 7:00 p.m. Vía Zoom:

<https://us02web.zoom.us/j/85956216957?pwd=NFpZSG5pRG9KQ0g0ckxNMWVWV1NSZz09>

ID de reunión: 859 5621 6957

Código de acceso: Solaris186

El paquete de presupuesto incluye la siguiente información:

- Aviso y agenda de la reunión
- Certificado de votación
- Poder / voto limitado
- Representante para la asistencia a la cuenta

La adopción del presupuesto propuesto en una reunión debidamente anotada requiere una mayoría de votos de los miembros presentes. Para establecer quórum es necesaria la presencia en la reunión de personas con derecho a emitir el 25% de los votos de los miembros. (29 miembros deben estar presentes en la reunión de Zoom o deben haber enviado un poder para contar para la asistencia (el poder está a continuación).

Junto con esto, las unidades propiedad de una corporación o propiedad de más de una persona deben presentar un certificado de voto que nombre al representante de voto. Unidades propiedad de una persona, no requieren certificado de voto.

La membresía tendrá la oportunidad de:

1. **Vote “CONTRA LAS RESERVAS DEL PRESUPUESTO”**, lo que significa que la membresía optará por NO financiar las reservas y su Mantenimiento no aumentará. Se aplicaría el siguiente programa de mantenimiento:

Solaris- 2021- NO RESERVES

Schedule Of Proposed Maintenance

Tiered Entity Roll Up

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0000-C1	PH-01	1.1356	1	\$1,207.53	\$1,167.05	\$14.48	\$1,181.53	\$1,181.53
0000-C2	PH-06	1.1221	1	\$1,193.19	\$1,153.18	\$14.31	\$1,167.49	\$1,167.49
0000-R1	CU-01	0.4549	1	\$463.94	\$454.54	\$5.80	\$460.34	\$460.34
0000-R2	CU-02	0.7083	1	\$722.37	\$707.73	\$9.03	\$716.76	\$716.76
0000-R3	CU-03	0.3161	1	\$322.38	\$315.85	\$4.03	\$319.88	\$319.88
Total			141					\$104,003.43

2. **Vote “POR Reservas en el Presupuesto”**, lo que significará votar para financiar completamente las reservas (aumento del 100%, contribución anual de \$ 275,400) Se aplicaría el siguiente programa de mantenimiento:

Solaris- 2021- FULL RESERVES

Schedule Of Proposed Maintenance

Tiered Entity Roll Up

Building#- Unit Type	Unit	% Of Unit Ownership	Number Of Units	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
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0000-C2	PH-06	1.1221	1	\$1,193.19	\$1,153.18	\$257.52	\$1,410.70	\$1,410.70
0000-R1	CU-01	0.4549	1	\$463.94	\$454.54	\$104.40	\$558.94	\$558.94
0000-R2	CU-02	0.7083	1	\$722.37	\$707.73	\$162.55	\$870.28	\$870.28
0000-R3	CU-03	0.3161	1	\$322.38	\$315.85	\$72.54	\$388.39	\$388.39
Total			141					\$125,678.98

Si tiene alguna pregunta, por favor envíemela antes de la reunión. Se adjunta el paquete de presupuesto.

En nombre del Consejo de Administración,
Peggy Otano, LCAM
Gerente de Asociación Comunitaria

POR FAVOR COMPLETE Y ENVÍE LOS DOS PROXYES PARA ESTABLECER QUÓRUM REQUERIDO PARA LA REUNIÓN Y VOTO PARA RENUNCIAR A RESERVAS O FINANCIAR TOTALMENTE RESERVAS Y CORREO ELECTRÓNICO A MANAGER@SOLARISBRICKELLBAY.COM.



COOLING TOWERS INSTALLATION UPDATE

Solaris at Brickell Bay Condominium Association will be replacing the two cooling towers, with design and installation oversight by air conditioning company and engineer in coming weeks. 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.

Project Update



- *It is recommended to call your homeowners or rental insurance as your policy may cover hotel stay during major repairs in the building.*

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
Behalf of Board of Directors

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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."

CALL - EMAIL - SOCIAL

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.



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.

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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.

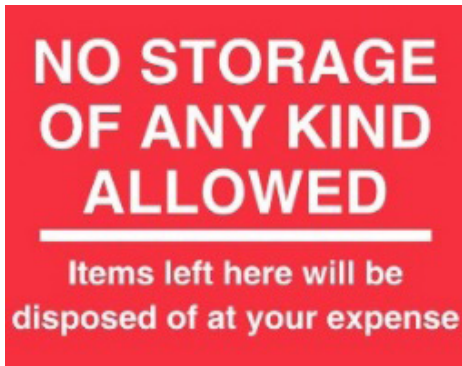
Please make arrangements to donate or have someone pick these items up during allowed delivery hours. Elevator reservation must be scheduled in advanced with management via email, manager@solarisbrickellbay.com.



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 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



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.



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Lock Boxes at the Front Desk:

A. Photo ID must be provided when signing out a lock box and all Realtors must have a Business Card.

B. Photo ID is required when signing out a lock box at the front desk by a family member, guest, housekeeper or tenant.

Contacting Residents

It is extremely important to have a unit phone number if you rent your unit. It makes it impossible for the front desk to contact the resident and give access authorization to guests and food deliveries. Also, the management office has problems contacting the tenants/guests whenever an issue arrives because there is not a phone number inside the unit. Please be reminded, even if we have a cell number for the tenant a lot of the times the cell numbers do not work inside the building due to reception problems. You can place restrictions on your unit phone number to be available for local calls only. Your consideration to this matter is greatly appreciated.

Keeping Your Home Beautiful:

It takes a lot of hard work to keep everything looking neat and beautiful, not only from our Staff but also by you the residents. We all need to work together and lend a helping hand. Please remember, our Janitorial Staff is not here around the clock. If your dog has an accident in the hallways or the elevators or if you spill something, please take a minute and clean it up. If you see something dirty or broken, please report it to the front desk or call the Management Office so it can be addressed immediately. Remember, this is your home so let's work together to keep it beautiful!

We Manage, Rent and, Sell Units at Solaris Condo

We handle the management of several units in the building

**CONSIDER US FOR ALL YOUR
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Located in the lobby for your convenience

**Nosotros administramos, rentamos y vendemos
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Estamos localizados en el lobby para su conveniencia

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GABRIEL RINCON - REALTOR
Cell: 786-315-7672**

AdrianaAngelR@gmail.com

186 SE12 Terrace Suite 100, Miami, FL 33131

