



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 1 Issue 7

January 2020

BOARD OF DIRECTORS

President..... Filippo Oliva
Vice President Alejandro Abreu
Secretary..... Katherine Arty
Treasurer Mauricio Arango
Director Lorena Arnold

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



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Happy New Year

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: Filippo Oliva
Vice- President: Alejandro Abreu
Secretary: Katherine Arty
Treasurer: Mauricio Arango
Director: Lorena Arnold



As we move forward through this 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.

This 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.

We will keep you informed of all updates and the Cooling Tower project timeline as we move forward. This will include the bidding process, meetings, and details including engineers, permits, etc.

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



Reminders To Our Community

Please register your guest: All guest must check in at front desk every time they access the building as front desk must know who they are to give them access to elevator. Adding a guest to the system only waives the phone call for access. Guest must check in front desk each time. Please understand that it is for your security that we know who is in the building at all times. Send email to manager, manager@solarisbrickellbay.com, and include first and last name of each guest and the dates they will be visiting.

Smoking and other odors: As a friendly reminder please be mindful of your community. While in your unit be aware of small things that could potentially affect your neighbors. Odors such as smoke from a cigarette/cigar, burning food, or trash could leave lingering odors behind. If you are a smoker, we suggest smoking in the balcony (with sliding door closed so smoke does not seep inside apartment/building) instead of inside the unit. If you accidentally burn food, do not open the front door as it will set off the buildings fire alarm, instead open all the windows and sliding glass door to air out the odors. These suggestions would decrease any allergic reactions on your neighbors, false fire alarms, second hand smoke, etc. We also ask that you dispose of cigarette butts in an ashtray and refrain from throwing them off balcony as it is damaging furniture and could cause a fire.

Balconies – When cleaning your balconies, please do not throw water over the edge. Also, if you are using the balcony for your pet to conduct their business, clean up after your pet and do not let it seep over the edge. We have received many complaints due to the pet urine falling over balcony and making a mess in balcony and furniture below and it is also damaging the balcony rails and exterior of building.

Thank you for your cooperation in these matters.

Management



We would like to thank all our Residents that contributed to the Employee Holiday Fund. All the employees are very grateful and feel very appreciated with your generosity.



We are pending approval of Budget for 2020. Budget workshop meeting will be scheduled this month.

In the meantime, please continue sending the same monthly amount.

The mailing address for payments is: (please do not send post-dated checks as they will be deposited)

Solaris@Brickell Bay
C/O FirstService Residential
P.O. Box 028104
Miami, FL 33131

Your account number is #A690 0000 ____ __ 01
The missing number would be your 4 digit unit, if only 3, then add "0" in front. (THIS COMPLETE NUMBER MUST BE ON CHECK FOR PROPER POSTING OF PAYMENT)

You also have the option of paying directly online via website: <https://www.clickpay.com/Home.aspx>

If you have additional questions or need assistance, please call the office at 305.373.0012 or send an email, manager@solarisbrickellbay.com and someone will follow up with you.

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BUILDING REGULATION REMINDERS

Dear Solaris@ Brickell Bay,

We would like to remind you of the following garbage procedures that must be adhered to. Please note that the Association implements charges if they are not followed accordingly. Your cooperation will be appreciated as we are working to clean up and beautify your home. If you have any questions regarding disposal of an item, please contact manager at manager@solarisbrickellbay.com.

Sincerely,
Peggy Otano, LCAM
Property Manager for Solaris@Brickell Bay

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.



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



Boxes should be broken down and folded and brought down to the 1st floor garage/loading dock and placed in one of our trash containers.



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.



Commissioner
Eileen Higgins
District 5



"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

NO STORAGE OF ANY KIND ALLOWED
Items left here will be disposed of at your expense

COME VISIT

DISTRICT OFFICE
2100 Coral Way, Suite 400
Miami, Florida, 33145
Monday - Friday / 9:00 am - 5:00 pm

MIAMI BEACH OFFICE
1700 Convention Center Drive, ground floor
Miami Beach, Florida, 33139
Tuesday and Thursday / 9:30 am - 4:30 pm

www.miamidade.gov/district05
305-375-5924
District5@miamidade.gov

@CommishEileen
 /CommishEileen

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.


Jorge Luis
 BRICKELL SALON
 1925 Brickell Ave. D-302

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http://www.dentistsurfside.com/

Package Rules & Regulations

Due to our limited space for package storage, all parcels must be picked up within 1-2 days of receiving the delivery notification. If the parcel(s) are not picked up after 2 days from the front desk, it will be removed and held at the management office.



You will only be able to pick up packages at the management office between the hours of 10 am to 5pm, Monday to Friday. (Please note that office may be closed if manager is not onsite)

***If your package is not picked up within 7 days, it will be returned to its sender.**

Front desk cannot accept any food deliveries or flowers. You must be home to accept these deliveries. We cannot be responsible for any perishables and do not have the space to hold any flowers, even momentarily. Please do not arrange grocery food delivery if you are not home- delivery person will not be let up as groceries may NOT be left outside your door in the hallway.

Front desk will not release any package if package is not signed for at the front desk.

As a reminder, front desk cannot accept parcels that are oversized (furniture) or weighing over 50 lbs. , keys, or cash.

As a courtesy, if your package is held in the management office and you cannot pickup during the pickup hours, please send manager email, manager@solarisbrickellbay.com , to make arrangements.

If you will be sending someone else to pick up your packages, you must send email or authorization in writing with person name that will be picking up package. Person picking up your package must show ID to pick up package.

If you currently have any packages that have been at front desk for 2 days or more, your package will be in the management office starting today.

*New Package policy hours is effective immediately.

Thank you for your attention and cooperation.

Peggy Otano, LCAM
Property Manager

REGLAS Y REGLAMENTOS DEL PAQUETE



p.m., de lunes a viernes. (Tenga en cuenta que la oficina puede estar cerrada si el gerente no está en el sitio)

*** Si su paquete no es recogido dentro de los 7 días, será devuelto a su remitente.**

La recepción no puede aceptar entregas de alimentos o flores. Debe estar en casa para aceptar estas entregas. No podemos ser responsables de ningún producto perecedero y no tenemos espacio para guardar flores, ni siquiera momentáneamente. Por favor, no organice la entrega de alimentos en el supermercado si no es un repartidor a domicilio, ya que no podrá dejar los comestibles fuera de su puerta en el pasillo.

Debido a nuestro espacio limitado para el almacenamiento de paquetes, todos los paquetes deben recogerse dentro de 1-2 días de recibir la notificación de entrega. Si los paquetes no se recogen después de 2 días en la recepción, se retirarán y se guardarán en la oficina de administración. Solo podrá recoger paquetes en la oficina de administración entre las 10 a.m. y las 5

Como recordatorio, la recepción no puede aceptar paquetes de gran tamaño (muebles) o que pesen más de 50 libras., llaves o efectivo.

La recepción no lanzará ningún paquete si el paquete no está firmado en la recepción.

Como cortesía, si su paquete se encuentra en la oficina de administración y no puede recogerlo durante el horario de recogida, envíe un correo electrónico al gerente, manager@solarisbrickellbay.com, para hacer los arreglos para recoger.

Si va a enviar a otra persona para que recoja sus paquetes, debe enviar un correo electrónico o una autorización por escrito con el nombre de la persona que recogerá el paquete. La persona que recoge su paquete debe mostrar una identificación para recoger el paquete.

Si actualmente tiene algún paquete que ha estado en la recepción durante 2 días o más, su paquete estará en la oficina de administración a partir de hoy.

* El nuevo horario de la política del paquete es efectivo de inmediato.

Gracias por su atención y cooperación.
Peggy Otano, LCAM
Administrador de la propiedad

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Roof Leaks	Water Damage	Vandalism Damage	Loss of Income
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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.

License #PL175224

Pest Control

Our pest control vendor visits our property on the 1st Tuesday of every month. Any resident that wishes to have their unit serviced for a charge of \$15 must inform the management office by sending email, manager@solarisbrickellbay.com, at least one day in advance to make arrangements.



Payment is due on completion of service on same day. Payment should be made to All Florida Pest Control.

FOBS/CLICKERS AUDIT

Starting on Monday, January 7th, we will start Audit for FOB-Clickers. We are conducting this Audit to prevent any Security issues in the building. Please be informed that FOB's are only for registered residents that have completed the background and application process and are indicated as a Unit Owner or Renter on the Lease contract. Please make sure that you have visited the management office to transfer and register FOB under your name to avoid deactivation.



If you are a unit owner and have leased your unit, you will not have access in the building as you hand over your rights to building and amenities to your new tenant.

FOB's are limited per unit and will only be sold or transferred over to persons on the contract or lease. FOB's are not for guest as use of amenities are only for residents. Guest must be accompanied by resident to be able to use amenities.

- Garage parking is only for residents. All guests are required to valet for a charge.
- We will be soon be adding additional FOB required areas to include the parking garage elevator landings and the pool.

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!

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ADRIANA ANGEL – BROKER

GABRIEL RINCON - REALTOR

Cell: 786-315-7672

AdrianaAngelR@gmail.com

186 SE12 Terrace Suite 100, Miami, FL 33131

