



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 1 Issue 5

November 2019

ASSOCIATION OFFICERS

President..... David Hengel
Vice President Lorena Arnold
Sec/Treas..... Kevin Rodriguez
OfficerGabriel Rincon

PROPERTY STAFF

Property Manager..... Peggy Otano
Admin Asst Karina Perez
Maint Super Joel Abad

IMPORTANT #'S

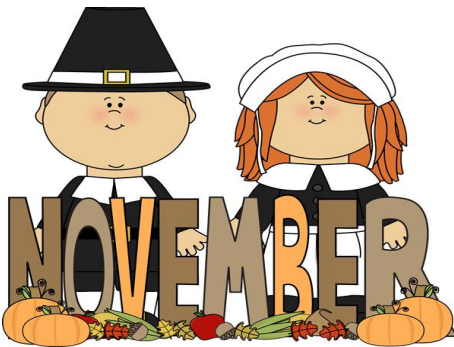
Office..... 305.373.0012
Front Desk..... 305.373.0013
Email
manager@solarisbrickellbay.com

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 info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

Packages Received at the Front Desk

The front desk will always check a picture ID when giving out packages or envelopes to residents. The only time a package will be given to a resident without an ID is if the person working at the front desk already knows the resident, so be prepared to always have your ID with you.

A package or envelope will ONLY be given to the person it is addressed to unless Management has received a written authorization to give the package to a different person. Any package that is received and is addressed to someone other than a registered resident (properly register the tenant or guest) will be returned to the sender.



All boxes over fifty pounds (50 lb) or over 8 cubic feet (2 feet deep x 2 feet wide x 2 feet high) will not be accepted at the front desk unless the resident is present at the time of delivery to receive. (Remember not to use your unit as a business. No more than 10 boxes are allowed per week or 3 per day).

- The front desk will not accept any type of suitcase. No Exceptions.
- Perishable (FLOWERS, FOOD, MEDICINE, FRUITS, CANDY, etc.) must be delivered to the residents as soon as possible. These types of deliveries cannot be accepted by the front desk. The Front Desk Associates will contact the recipient to attempt immediate delivery by the company's delivery person. The Front Desk will log in the delivered item if the recipient is not home. No Exceptions. **The Recipient must pick up the delivered item within eight (8) hours or the delivery company will be called to pick the item back up.**
- Packages or boxes not picked up within ten (10) days will be returned to the sender.
- No sealed envelopes with cash or keys inside will be received at the front desk.
- Packages or bags left at the front desk to be held for a resident must be completely closed and sealed. The front desk will not accept open packages and are not responsible for the contents inside a sealed package.

Please do not ask to make an exception for any of the above items. Your consideration is appreciated.

MANAGER'S CORNER



Dear Residents:

In the last few months we've had numerous leaks emanating from residences for different reasons: plumbing, fixtures, appliances, etc. It is of utmost importance that every resident maintains an H06 Insurance Policy to cover damages to your unit as well as other neighbors affected.

Let's clarify what the Association policy covers: The Association insures the "condominium property" as originally installed by the developer or replacements of like kind and quality. "Condominium property" includes all the structural components of the building, except those items which are to be insured by the unit owners. Unit owners are to insure floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets, countertops, and window treatments. The Association insures the rest of the building.

Typically, your individual insurance policy (H06 policy) should provide primary coverage for any damage to the items not insured by the Association.

When a resident causes damages to other's property, both parties should contact their insurance carriers immediately to report the damages and initiate repairs. It is the responsibility of each owner to make the necessary repairs to their property. The insurance carrier of the unit which was damaged by the other unit, will determine whether they can file a subrogation claim to be reimbursed by the insurance carrier of the owner at fault. Also, please keep in mind that if there is a flood, a water remediation company must be contacted immediately to dry out the unit(s) affected by the resident that caused the damage. This urgent step is required to avoid mold issues within the walls and or floor coverings.

If you do not have insurance and would like more information, please contact the management office at (305) 373-0012.

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VOICES FOR CHILDREN -- 2019 TOY DRIVE

Last day to donate is Wednesday, December 11, 2019

FirstService Residential will once again join forces with Voices For Children (VFC) to collect toys for children of Miami-Dade Foster Care System.

Today, over 4,000 children are in Miami-Dade County's Foster Care System, with the Guardian Ad Litem (GAL) Program advocating for approximately 72% of them at any given time.

VFC focuses on helping raise funds to ensure that every abused and neglected child from Miami-Dade County has a court-appointed GAL, financial assistance, and other resources for their health, educational, and social needs.

Over the past ten years, FirstService Residential has donated more than 16,000 toys to children in Miami-Dade County's Foster Care System. As interest grows each year, Hector Vargas, President, South Florida High-Rise Division, and his team once again invite our residents to join this great cause. When you donate toys, you are not only giving this child a gift, you are also giving them cheer and hope during this special time of year.

To make a difference in a child's life, contact your Community Association Manager today and donate toys this holiday season.

We thank you for your support to this great cause in giving back to those who need it most.

Information on where to drop off your donated toy will be provided by Management.

Last day to donate toys is Wednesday, December 11.

fsresidential.com



Commissioner
Eileen Higgins
District 5



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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 arises 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!

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.

VOICES FOR CHILDREN -- 2019 TOY DRIVE

Ultimo día para hacer sus donaciones es: Miércoles 11 de Diciembre

FirstService Residential unirá fuerzas una vez más con Voices for Children en la colecta de juguetes para los niños que se encuentran abandonados en Miami.

Hoy, alrededor de 4,000 niños se encuentran en el sistema de cuidado de Miami Dade con el programa de Guardian Ad Litem (GAL) abogando aproximadamente el 72% de ellos.

Voices for Children (VFC) se enfoca en asegurarse que cada niño desatendido y/o abusado tenga un guardián electo para los casos de corte, asistencia financiera, y recursos de salud, educación, y necesidades sociales.

Durante los últimos diez años, FirstService Residential, con la colaboración de sus empleados y residentes, ha donado más de 16,000 juguetes a estos niños en Miami Dade. Hector Vargas, Presidente del Sur de la Florida, y su equipo los invita una vez más a unirse a esta gran causa. Piense que cuando done un juguete, no solo le está dando un regalo si no también la alegría y esperanza que tanto necesita en este momento tan especial del año.

Si usted desea hacer una diferencia en la vida de un niño, por favor comuníquese con el/la Administrador(a) de su edificio HOY MISMO!

Le agradecemos de ante mano su apoyo y colaboración para esta gran causa.

Si necesita información de como donar juguetes, por favor comuníquese con la oficina de administración.

El último día para hacer sus donaciones es Miércoles, 11 de Diciembre.



Giving Thanks (Author Unknown)

For the hay and the corn and the wheat that is reaped,
 For the labor well done, and the ban1s that are heaped,
 For the sun and the dew and the sweet honeycomb,
 For the rose and the song and the harvest brought home –

Thanksgiving! Thanksgiving!

For the trade and the skill and the wealth in our land,
 For the cunning and strength of the working1nan’s hand,
 For the good that our artists and poets have taught,
 For the friendship that hope and affection have brought –

Thanksgiving! Thanksgiving!

For the homes that with purest affection are blest,
 For the season of plenty and well-deserved rest,
 For our country extending from sea unto sea;
 The land that is known as the “Land of the Free”-

Thanksgiving! Thanksgiving!

Renter’s Insurance

Take a look around you. Everything you see is vulnerable if you don’t have renter’s insurance. Many renters think that their possessions are covered by their landlord’s policy. But your landlord’s policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.

Why Do You Need Insurance? You may think your possessions aren’t valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter’s insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

Isn’t It Expensive? Renter’s insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

Where Do I Get Renter’s Insurance? Almost all insurance agents that sell homeowner’s insurance also sell renter’s insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter’s insurance online, search for renter’s insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter’s insurance with low deductibles and the ability to purchase your policy online.

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