



SOLARIS BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 2 Issue 5

November 2020

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Vice President Alejandro Abreu
Secretary..... Katherine Arty
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Director Lorena Arnold

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Admin Asst Bryan Martinez
Maint Super Joel Abad

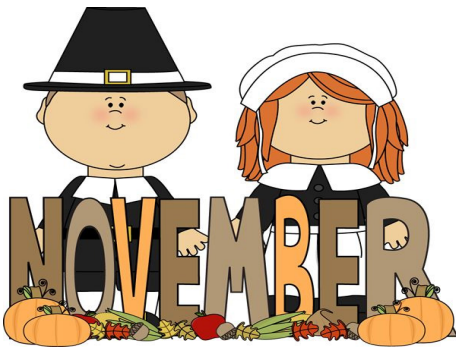
IMPORTANT #'S

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.



Manager Corner

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.



IMPORTANT

NOTICE

.....PLEASE READ

We have been receiving a high volume of complaints regarding Noise, Smoking/Odors, Balcony cleaning, BBQ on balcony, and Compliance of facial coverings in the common areas. The Board of Directors and Management understand that this is your home but we must all be courteous and respectful with your fellow neighbors and must adhere to rules and regulations, city ordinances, and CDC guidelines.



If you are smoking *anything* inside your apartment the odor is seeping and seeping into other apartments and in hallways, this is considered a nuisance and can cost legal expenses to the resident/owner that is causing the issue. If it is a renter and there is a No-Smoking Clause on your lease, the association will have the right to start legal proceedings to evict the resident and these legal charges will be incurred to the unit owner if matter is sent to attorney. Landlords, we ask that you please follow up with your tenants and remind them that there is no smoking if it is indicated on your lease. If you are an owner, cover bottom of door with weather stripping or towel to avoid smells from going into hallways. Also, do not smoke in the bathrooms as the smoke smell will go into the units via the circulation vents.

COOKING/ Accidental burning of food ODORS: When cooking with heavy smells, please open windows and sliding glass door and cover bottom of door with weather stripping or towel to avoid smells from going into hallways. Do not

Continued on page 2

Manager (cont. from page 1)

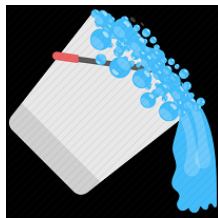
open your front door to vent the odor as it can set off the fire alarms.

BBQing: There is absolutely no exceptions to any type of BBQing on your balconies. This is a major fire hazard and against city code and building ordinance. Propane or charcoal is not permitted in your unit or balcony. If smoke is seen the fire department will be called and you will get fined by the city.



Balcony Cleaning:

Under no circumstances is water to be thrown on floor to clean your balcony or water your plants as it goes down to other balconies and damages resident's furniture or wet anyone below. When cleaning balcony use a damp towels to clean floor and please make sure that your plants have a water catching dish so water does not flow down.



NOISE/LOUD MUSIC: We ask that you limit the sound volume in your apartments. Other noise complaints is talking coming from balconies- please understand that the sound on balconies amplifies on side of building and noise affects everyone on that side of building units. Regarding the music, keep it at a reasonable as sound vibrations are annoying to your neighbors. Reminder that many residents are working from home at all hours of the day so please be diligent and courteous with any



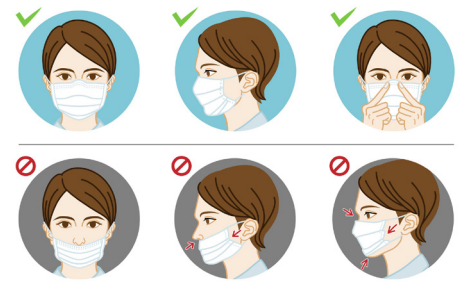
NO LOUD MUSIC

noise you make, including moving of furniture.

FACIAL COVERINGS ARE REQUIRED WHILE INSIDE THE BUILDING COMMON AREAS, INCLUDING LOBBY, ELEVATORS, HALLWAYS, PARKING GARAGE, GYM, AND POOL AREA. We continue to receive many complaints regarding residents not complying with covering with face mask while they are in the building thinking that it is not required while inside the common areas. Facial coverings are required to be worn everywhere but inside your home. Facial covering is also required to be worn while sitting in the lobby area. For extra precaution and to social distance we ask that only (2) people access the elevators at a time, unless all persons are from same household. Let's take care of ourselves as there are residents with health issues and avoid anyone from getting sick as much as possible. Covid is



not declining and the infection rates are increasing and we need to continue following CDC protocols.



FOB's/Access Controls and Garage Parking

Please be informed that FOB's/Access Control for elevator and garage are only for Unit Owners and Renters. Guest, workers, realtors, or unit representatives must valet park and check in with front desk each time they come to the building. This is to maintain security in the building. Garage parking is only for owner and renters. FOB's are deactivated when owner sells unit and also expires at end of lease. New residents must register the unit FOB with management to activate access under their names and dates.





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
 /CommishEileen

COVID-19 RELIEF

See a full list of relief programs for individuals and businesses at bit.ly/covid19reliefprograms

SAFETY FIRST

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

STAY INFORMED

Get most recent D5 updates by emailing district5@miamidade.gov.

GIVING THANKS

(Author Unknown)

For the hay and the corn and the
wheat that is reaped,
For the labor well done,
and the barns 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 workingman’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!



Workers/Deliveries/

Moving in Building Procedures

We are having issues with residents scheduling workers without informing management in advance. We dislike turning anyone away but management must be informed and documentation has to be submitted to manager@solarisbrickellbay.com by companies in advance, and at least 48 hours minimum. Association requires that all workers submit their COI (certificate of insurance) with the required insurance coverage, general liability and worker’s compensation with a minimal coverage of \$1,000,000. Exemptions are not accepted. Scheduling has to be made with management upon all paperwork submitted and approved. We also require this to make sure elevator and parking space is available. Only one parking space is allowed per company. Workers, deliveries, and moves are only permitted Monday to Friday, no weekend or holidays, between the hours of 9am to 3pm. Deliveries and movers must arrive no later than 12pm to guarantee completion of job by 3pm.





GOT HURRICANE DAMAGE? GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

WAS YOUR CLAIM DENIED OR UNDERPAID?

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PALM BEACH (561) 404-3069

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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.

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



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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 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
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186 SE12 Terrace Suite 100, Miami, FL 33131

