



SOLARIS BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 2 Issue 3

September 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

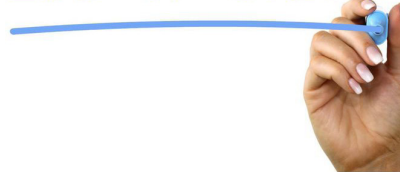
SOLARIS@BRICKELL BAY

Condominium Association Inc.
186 SE 12 Terrace
Miami, FL 33131



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LINE OF CREDIT



The Board of Directors will be meeting in the month of October 2020, before line of credit converts to a loan, to review the special assessment budget and discuss if any item on special assessment budget is still outstanding.

At the “Special Meeting” that took place on Monday, October 21st, 2019, the membership Voted and Approved the Line of Credit and the Special Assessment in the approximate amount of \$2,111,200 *to fund the cost of the Expenses and to collateralize the Loan. The Line of Credit from Popular Bank of \$2,111,200, **plus interest and other related loan costs and fees to fund includes:** (1) the legal and engineering fees related to the 558 claim, (2) accumulated deficit per 2018 audited financials resulting from emergency Hurricane Irma unexpected expenses, (3) emergency repairs to HVAC system, (4) emergency life safety repairs, (5) 2019 open payables, (6) HVAC replacement project, (7) engineering fees for HVAC project, (8) the depository relationship/debt service required by the bank, and (9) **related costs, soft costs and contingencies.”**

As of today, September 11, 2020, we have used **\$1,208,152.17** from the line of credit towards:

(1) Legal and engineering fees related to the 558 Settled Claim	\$126,766.88
(2) Accumulated deficit per 2018 audited financials resulting from emergency Hurricane Irma unexpected expenses (partial)	
* Reserves Replenishment	\$392,878.00
* Security Deposits Replenishment	\$160,000.00
(3) Emergency repairs to HVAC system	\$12,500.00
(4) Emergency Life Safety Repairs	\$58,200.00
(5) 2019 Open Payables	125,807.29
(6) HVAC Replacement Project (cooling towers & FHP Units) (50% of project)	\$257,000
(8) the depository relationship/debt service required by the bank	\$75,000.00

PENDING SPECIAL ASSESSMENT ITEMS

- (2) Accumulated deficit balance as per 2018 audited financials resulting from emergency Hurricane Irma unexpected expenses (only partial was replenished)
- (6) HVAC Replacement Project (cooling towers & FHP Units) balance & final payment
- (7) engineering fees for HVAC project
- (9) related costs, soft costs and contingencies.



OTHER PROJECTS COMPLETED OR IN PROGRESS

(not part of Special Assessment)

- Landscaping Installation in front of building (completed)
- Hallway Project- include painting of wall, ceilings, doors, removal/ replacement of base boards, & carpet removal & installation. (In progress)
- Lobby Floor Polishing- (Partial completed) Lobby floor polished; pending the completion of baseboard polishing.
- Elevator floor polished- (completed)
- Elevator Landings polished- (In progress) to include polishing and re-grouting
- Valet counter- (pending) currently getting estimates and samples for counter
- Lobby Scent Updated- (completed)
- Pool Canopies- (pending) currently getting estimates and fabric samples for selection
- Pool leak Issue- (pending) Estimates have been submitted. Board is reviewing to make
- Selection at next scheduled Board Meeting.
- Garage cleanup- (Pending) Pressure cleaning of each garage floor will be completed in October
- Driveway Cleaning and Painting- This is completed monthly but will be done after valet counter project is completed.
- Bicycle cleanup- All unregistered bicycle or other items will be removed starting on Monday, September 14, 2020
- Window Cleaning- TBA
- Front desk uniforms- Getting quotes from companies (In progress)

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.



Bicycle Registration



Don't forget to complete the bicycle registration and register your bicycle. Please complete registration form and management will leave decal at front desk for you to pick up. Decal is required to be placed on all bicycles.

Boxes Are Not To Placed In Trash Chute or Left In Hallways



- **ALL** Boxes must be flattened and broken down and resident must take down to the first floor garage area. Staff is no longer picking up any items left in the hallway.
- **PACKAGES MUST BE PICKED UP AT FRONT DESK.**
- **Do NOT place Boxes or any items in the hallway, stairwells, or garage area as you will be charged for the disposal of item.**
- *Please do not throw boxes into the trash chute as item clogs the chute. This will prevent your garbage from going into the trash container on the 1st floor. Please do not place anything besides household garbage in trash bags into the trash chute*

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



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

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COVID-19 RELIEF
See a full list of relief programs for individuals and businesses at bit.ly/covid19reliefprograms

BE ELECTION READY
Election Day is **November 3, 2020**. Update your voter registration & request a Vote By Mail ballot at bit.ly/mdcelections

STAY INFORMED
Text **DISTRICT5** to **42828** to receive a weekly update from Commissioner Higgins and the D5 team



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

NOV. 3
VOTE RUBIN YOUNG
LET'S PUT OUR COMMUNITY FIRST
MAKE THE RIGHT DECISION EVERY VOTE HAS POWER
Punch #57
CLERK of the MDC COURTS
 Rubin Young Candidate MDC Clerk of the Courts | POB 12896, Miami FL 33101 | 786-847-9111
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WAS YOUR CLAIM DENIED OR UNDERPAID?

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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 for worker. 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 12:00pm (noon) to guarantee completion of job by 3pm.



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.

BLINDS & SHADES

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305-469-8162 WE SHOW UP! 25 Years in Biz

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

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GABRIEL RINCON - REALTOR
 Cell: 786-315-7672

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