



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 2 Issue 12

June 2021

BOARD OF DIRECTORS

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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
To contact Board of Directors please
send email to:

info@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
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DELIVERY AND MOVING SECURITY DEPOSIT OF \$500 REQUIRED EFFECTIVE IMMEDIATELY.

The Board of Directors passed and approved to implement a moving/delivery refundable security deposit of \$500. This was passed due that many residents/workers are damaging the common areas or leaving furniture behind when moving out.

Effective immediately, when reserving the elevator for any moves, deliveries, or if workers are bringing up supplies, resident will need to submit this deposit and \$150 fee, If Applicable. **(\$150 charge is only for exclusive use of elevator when delivery will take more than 2 hours of use or several elevator trips. The \$150 charge also includes parking charge for delivery/worker trucks as due to limited parking we are not able to coordinate other trucks or deliveries at the same time.)**

Deposit will be returned (48) business hours after delivery is completed. If moving out, deposit will only be returned after management has received confirmation from unit owner that tenant is completely moved out and has returned the unit and building keys to unit owner.

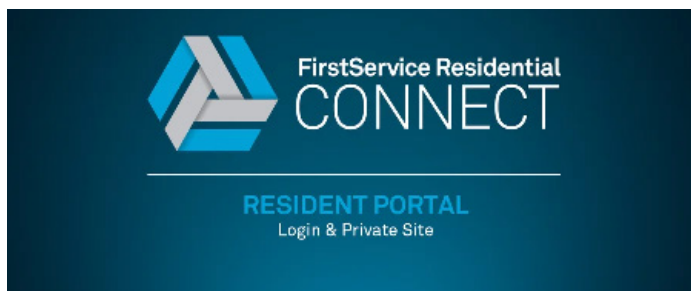
ANY USE OF THE ELEVATOR MUST BE SCHEDULED IN ADVANCED WITH MANAGEMENT ONLY. FRONT DESK STAFF DOES NOT COORDINATE ANY DELIVERIES, MOVES, FOR ELEVATOR USE OR PARKING FOR WORKERS.



Dryer Vent Cleaning

Clothes tumbling around in a dryer may seem harmless, but as they tumble, these items are continuously contributing to a stockpile of lint and dust in the dryer's ductwork and vents. At any moment the heat from the dryer can set that lint on fire causing your whole house to go up in flames. For this reason, dryer vent cleaning is essential. Dryer vents typically need to be cleaned about twice a year, sometimes more if your household does an excessive amount of laundry. Many homeowners do not realize how important dryer vent cleaning is until it is too late. Do not let this be you.





Dear Residents,

To access your community's information, simply register on the new portal at <https://solarisatbrickellbay.connectresident.com/> and click on Login in the top-right corner. You'll need to do this even if you are already registered on your old community website.

Don't wait! Register today to start taking advantage of all that FirstService Residential Connect Resident Portal has to offer.

- An updated and responsive design which seamlessly supports desktop, tablet and mobile displays so you can access the site anytime and from any device
- A self-service platform empowering you to communicate with your management team, submit service requests, make payments, check balances, download forms and documents, manage your visitor list, obtain package information and much more
- The opportunity to stay up-to-date on happenings within your community through a new community calendar.
- Easier interactions with fellow residents, thanks to an opt-in resident directory
- The ability to use a single login for all your online needs
- Up-to-date security and strict privacy settings to give you the highest level of protection
- A public landing page to showcase your community to prospective buyers, realtors and others

Proudly serving the residents of Solaris At Brickell Bay on behalf of your Board of Directors and Management.

PREVENTIVE MAINTENANCE

As the building ages, it is important for you to conduct preventive maintenance to the equipment inside your unit to prevent leaks that could cause damages to your unit and your neighbor's units. Please see below the most common cause of leaks in our community:

- Toilet flappers and Toilet Connections – Please have a licensed plumbing company inspect all the connections to your toilet to avoid any leaks.
Assist us in saving water and reducing the utility bills
- Washer and Dryer Hoses – Please have the washer and dryer hoses inspected on a regular basis as these deteriorate and cause leaks
- HVAC Units – Please make sure to conduct periodic maintenance to your HVAC Unit and have the filter replaced on a monthly basis.

These minor preventive maintenance measures can prevent major manages to our common areas and residential units in our building. If you need a list of preferred vendors or guidance, please contact the management office.



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.

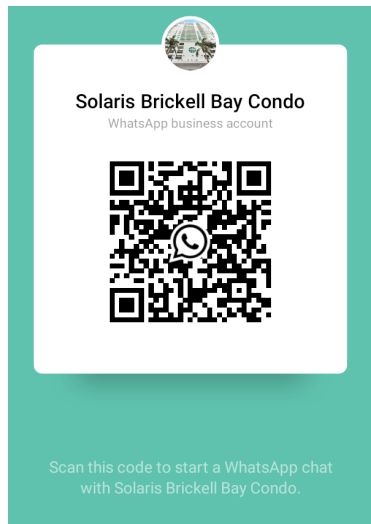
STAY INFORMED

Sign up for the D5 newsletter by emailing district5@miamidade.gov.



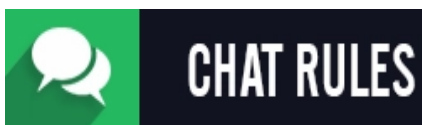
Dear Solaris At Brickell Bay Residents,

We would like to inform you that we have added the Whatsapp Forum in addition to email and phone calls, to communicate and share updates, current events, and important information about The Solaris At Brickell Bay Condominium Association. Membership can send in their suggestions or concerns via this chat. This forum will not replace required USPS mailings, email communications, of any important matters for the association.



All interested in joining the group would have to opt in invitation as this will confirm and verify your permission to be in the group. By opting into the messaging forum, you are in agreement to follow all rules and guidelines for this chat that are detailed below.

Message Solaris Brickell Bay Condo on WhatsApp to (305)373-0012 or click on <https://chat.whatsapp.com/LkUdI8L4mGIDxYtTcIRoBm> To be included in the Solaris WhatsApp Chat. Only registered residents may be on this chat.



Solaris At Brickell Bay WhatsApp Resident Group Rules and Guidelines:

- Content shared is for members only, and should not be redistributed to any third party unless permission has been sought, and such permission should be

unanimous.

- No jokes (unless specific to Chit Chat groups), religious and political opinions, hate speech, racism, and vulgar language is allowed.
- Respect everyone and ensure your posts are inoffensive and not inclined to provocation.
- Crime-related information should be considered sensitive but it is understood that the group is an ideal platform to report suspicious behavior and concerns around security.
- No advertising or spam will be allowed.
- This group does not replace your armed or medical response services, but if in an emergency, urgent help or assistance can be requested.
- This group may be used to post relevant suburb information, such as would impact on your immediate environment or day-to-day activities.
- Do not expect responses immediately and if you require comment from all parties, provide at least 24 hours for them to do so.
- Post in one chunk of text, rather than a number of text chains.
- Try not to post on the group between 6pm and 9am unless there are security or emergency situations.
- Check your sources before sharing information that may be fake (or old) news.
- Do not post data-heavy video's/images.

Infringement

Please be informed that Infringement of rules may result in the members being removed from the group by the administrator.

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DEAR SOLARIS RESIDENTS,

The Solaris Board of Directors and Management Team would like to keep you informed of all day to day operations, maintenance, and monthly projects in process or completed in front of house as well as behind the scenes. We are here to bring value to your home and continue making improvements throughout the building every day.



RECYCLING AREA PROJECT- FOR CARDBOARD COLLECTION ONLY

We are currently looking into different options to recycle cardboard.

We will require everyone's cooperation to properly dispose of cardboard boxes as this will save everyone money and maintain cleanliness in the building.

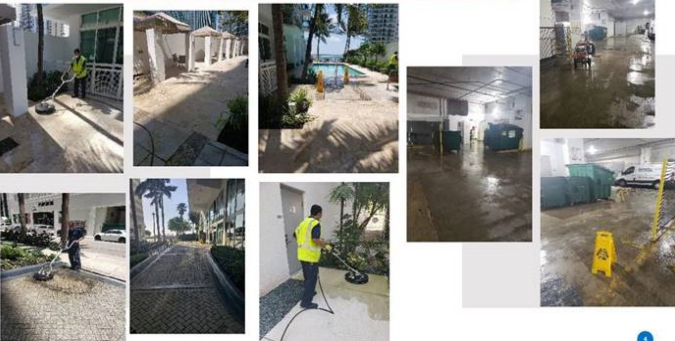
Please bring all cardboard to 1st floor garage area. All boxes must be broken down and folded before placing in area. Any packing material should be placed in a garbage bag and dispose of in separate garbage container.

Please do not leave any of the following items in the garbage area as you will be charged a minimum of \$500 to dispose of items: Any size furniture, mattresses, appliances, TV's, paint can, batteries, basically anything that is not considered a household item may not be left.

DO NOT PLACE ANY BOXES (even pizza boxes) OR OTHER ITEMS IN THE TRASH CHUTE OR IN THE EMERGENCY STAIRS.



PRESSURE CLEANING OF POOL DECK, DRIVEWAY, AND GARBAGE COLLECTION AREA



PAINTING AND OF PIPES IN MECHANICAL ROOMS AND ROOF EQUIPMENT



PAINTING PROJECTS COMPLETED



MORE PAINTING PROJECTS

DOMESTIC WATER BACKFLOW AND SPRINKLERS WATER SYSTEM



BATHROOM WALLS REPAINTED



SERVICE ELEVATOR ACCESS WALLS PAINTED



FIRE SERVICE ELEMENTS PAINTED



MORE PAINTING PROJECTS

PAINTING EXIT TO THE ROOF



LOBBY WALLS



PUMP ROOM

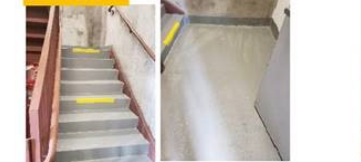


OIL SUPPLY STATION PAINTED & LABELED



OTHER PAINTING PROJECTS

STAIRWELLS



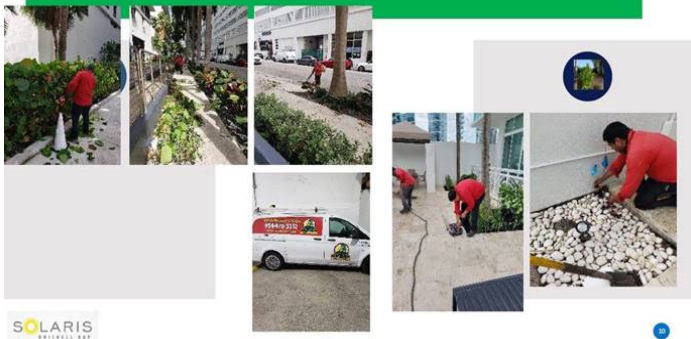
LOBBY WALLS



PUMP ROOM



Continued on page 6

Maintenance and Projects Completed (cont. from page 5)**MONTHLY LANDSCAPING MAINTENANCE & IRRIGATION REPAIR**SOLARIS
BRICKELL BAY

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NEW PLANTS INSTALLED ON POOL DECKSOLARIS
BRICKELL BAY

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LANDSCAPING PROJECTSOLARIS
BRICKELL BAY

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OTHER PROJECTS**ELEVATOR #2 REPAIRED BY OTIS ELEVATOR**SOLARIS
BRICKELL BAY

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LIGHTING PROJECTSLOBBY, 2ND, 7TH, & PH FLOORS LIGHT
FIXTURES REPLACED WITH MODERN LED
FIXTURESOLARIS
BRICKELL BAY

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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.

Notary Public

Notary service is available at the Management Office during regular business hours. (fee is applicable)



Before You Leave

Before you leave your apartment for a long period of time, these quick, simple tasks can help you prevent coming home to a disaster:

- Turn OFF the main water supply.
- Turn up the thermostat - but do not turn off the A/C unit.
- Unplug electronics

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.



In the Event of an After Hours Emergency

Please Call the Front Desk at 305.373.0013



Empty Boxes

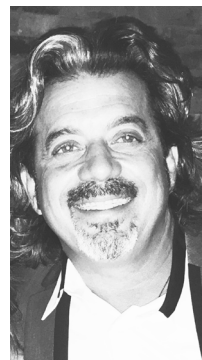
If you have large empty boxes, please DO NOT THROW THEM DOWN THE CHUTE.



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We handle the management of several units in the building

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**Nosotros administramos, rentamos y vendemos
unidades en Solaris Condo**

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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

