



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 3 Issue 1

July 2021

BOARD OF DIRECTORS

President..... Adriana Angel
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



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Dear Solaris Residents and Unit
Owners,

It has been brought to management's
attention that there is a leaking crack
in the bottom of the pool and water
penetration from the pool planters
into the 6th-floor garage. We called
two different engineering firms to
investigate these conditions.

In an abundance of caution, both firms concur the pool should be closed and
drained to further investigate the severity of the leaks into the garage through the
concrete slab.

We will keep you informed of all updates upon the engineer's investigation report.

We apologize for the inconvenience.

Sincerely,

The Solaris Board of Directors and Management

.....
Estimados residentes y propietarios de unidades de Solaris:

*Se le ha informado a la gerencia que hay una fuga en el fondo de la piscina y
penetración de agua desde la jardinera de la piscina hasta el garaje del sexto
piso. Llamamos a dos empresas de ingeniería diferentes para investigar estas
condiciones.*

*Como precaución, ambas empresas coinciden en que la piscina debe cerrarse
y drenarse para investigar más a fondo la gravedad de las fugas en el garaje a
través de la losa de hormigón.*

*Le mantendremos informado de todas las actualizaciones sobre el informe de
investigación del ingeniero.*

Pedimos disculpas por las molestias.

Atentamente, La junta directiva y el equipo de gestión de Solaris

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.

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.



In the Event of an After Hours Emergency

Please Call the Front Desk at
305.373.0013



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.

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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.

**Conversation
practice**

**Business
communication**

**Job interview
preparation**

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YOUR CLAIM
DENIED OR
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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.

FOB's/Access Controls and Garage Parking

Please be informed that FOB's/Access Control for elevator and garage are only for Unit Owners that reside in the unit and Renters. Guest, workers, realtors, landlords, 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 resident that resides in the unit. FOB's are deactivated when owner sells unit and also expires at end of lease. Please submit updated lease so your FOB date does not expire. New residents must register the unit FOB with management to activate access under their names and dates.



*Note: When you lease your unit, your access rights and amenity use are transferred to you tenant for the duration of your lease, this includes the FOB and access to the garage.
*FOB is only released and sold to Unit Owner and Tenant(s) that are on purchase contract or lease only.

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.

PACKAGE DELIVERIES



Please be mindful when ordering large items online as we have limited space at the Front Desk and employees are only permitted to lift 50 lbs. max. Please try to pick up packages same day they are delivered. If you do not pick up within two days, your packages will be transferred to the management office and you can arrange to pick these items up with management during office hours.

If you order TV's, furniture, or anything that comes in a large box, you must pick up item upon delivery as we do not have space and will not be held accountable if item is damaged.

Employees are only allowed to accept deliveries that come daily like Amazon, Lasership, FedEx, UPS, USPS, etc... We will not accept furniture deliveries that require delivery directly to your unit. Someone must be home to give access to unit. Association will not open door to apartments to assist with any deliveries. These deliveries require resident signature which we cannot sign off for you.

Please note that front desk will not sign for Certified mail. USPS will leave certified note for you to sign in your mailbox and you must sign and return to outgoing mail. USPS will then leave certified mail in your mailbox.

Your cooperation is appreciated.



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.

TRASH
CHUTE

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.



**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 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.

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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. (This is temporarily



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.

NO STORAGE
OF ANY KIND
ALLOWED

Items left here will be
disposed of at your expense

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.

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Free Installs
& Estimates

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 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

Cell: 786-315-7672

AdrianaAngelR@gmail.com

186 SE12 Terrace Suite 100, Miami, FL 33131

