



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 3 Issue 2

August 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



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.



POOL UPDATE- Engineer will start inspection on Thursday, August 26th, to find the cause of the leaks and cracks of the pool. We apologize for the delays, but will continue to keep you updated.

PACKAGE PICKUP REMINDER

We are asking all our residents to please pick up your packages same day they are delivered. We are receiving a lot of packages daily and our storage space is

limited. Please make every effort to pick up your packages with on day of their arrival. Packages that are not picked up within (2) days will be moved and stored in Management office. You will need to make arrangement with Management to pick these packages up during office hours.



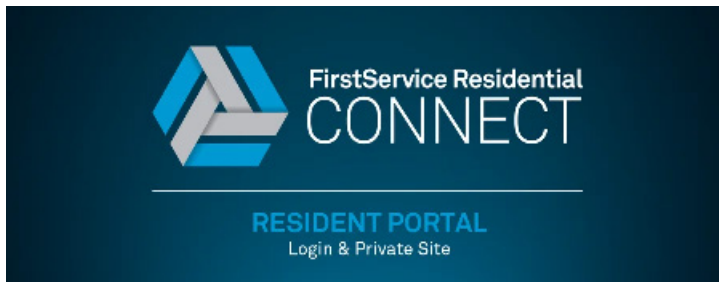
We are having many complaints regarding loud music at late hours/morning. Also, of sliding glass opening/closing and slamming of cabinets and doors. Just a reminder that you live in a community and we ask that you please be courteous with your neighbors.

Noise complaints are considered a nuisance and if complaints continue can become a legal issue and expense to the unit owner.



PURCHASE AND LEASE APPLICATIONS ONLINE!

- 1- Go to: Tenantev.com
- 2- Ready: Create your User Account!
- 3-Enter Code to begin: 5372



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 Condominium on behalf of your Board of Directors and Management.

The advertisement for Albany Homes Construction features a coat of arms logo at the top left. The text reads "ALBANY HOMES CONSTRUCTION General Contractor". Below this is the website "www.AlbanyHomes.us" and phone number "786-271-7192 | mts@albanyhomes.us". The main image shows a modern bathroom with a bathtub, vanity, and glass shower enclosure. In the bottom right corner, a woman wearing a pink hard hat and a white shirt is smiling. Below the photo, it says "SERVICES INCLUDE: Bathrooms • Kitchens • Wood & Tile Floors • Patio & Driveways • Interior Trim • Painting • Small & Large Jobs" and the slogan "We Make Homes Better".

This block contains contact information for Commissioner Eileen Higgins, District 5. It features a circular portrait of her on the left. To the right, it says "Commissioner Eileen Higgins District 5" and includes the Miami-Dade County seal. A quote reads: "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." Below this is a section titled "CALL - EMAIL - SOCIAL" with the website "www.miamidade.gov/district05", phone number "305-375-5924", and email "District5@miamidade.gov". Social media icons for Facebook, Twitter, and Instagram are shown with the handle "@CommishEileen". At the bottom, there are three boxes: "COVID-19 VACCINES" (linking to miamidade.gov/vaccine), "SAFETY FIRST" (advising social distancing and mask-wearing), and "STAY INFORMED" (linking to district5@miamidade.gov for a newsletter).



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.

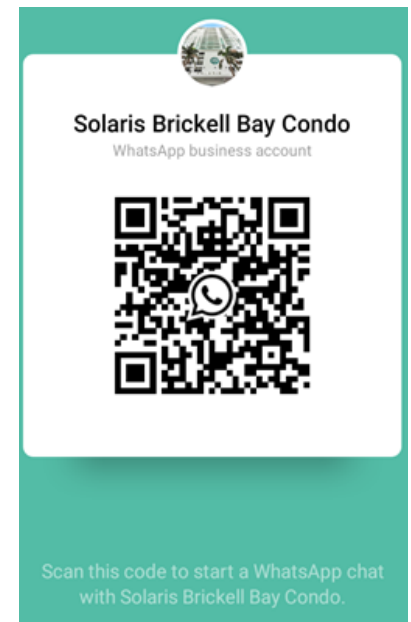
Message Solaris Brickell Bay Condo on WhatsApp to (305)373-0012 or click on <https://chat.whatsapp.com/LkUdI8L4mGIDxYtTcIRoBm> To be included in the Solaris WhatsApp Chat. Only registered residents may be on this chat.

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.

 An advertisement for Stellar Public Adjusting Services. The background shows a damaged red-tiled roof with missing tiles. The text includes:

- stellar** Public Adjusting Services Professional Insurance Claim Representation
- GOT HURRICANE DAMAGE? GET HELP NOW!**
- TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM**
- NO RECOVERY, NO FEE!**
- DON'T MISS THE DEADLINE**
- FREE SECOND OPINION INSPECTION**
- LOCAL PUBLIC ADJUSTERS READY TO INSPECT**
- CALL US TODAY FOR ANY TYPE OF CLAIM!**
- MIAMI-DADE (305) 396-9110**
- BROWARD (954) 376-6991**
- PALM BEACH (561) 404-3069**
- STELLARADJUSTING.COM**
- 2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180
- WAS YOUR CLAIM DENIED OR UNDERPAID?** (in a circular graphic)

 At the bottom, there is a small disclaimer: "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."



Assessments Made Easy

Pay Your Dues Online

Owners have a convenient and secure way to pay assessments online through our provider, **ClickPay**. If you aren't already taking advantage of this payment option, we request that you create your account today and begin making individual or automatic recurring payments online.

Get Started: www.ClickPay.com/FirstService

- ① Click **Register** and then create your online profile with **ClickPay**
- ② **Link Your Home** using the account number found on your statement or coupon
- ③ Select your preferred **Payment Option** (e-check for FREE or credit card for a fee)
- ④ Set up **Automatic Payments** or click **Pay Now** to make one-time payments



Payments by e-check can be made at no cost. Fees apply to payments made by credit or debit card. Please note the date you make your payment on ClickPay is not the date it is reflected on your account. Payments by e-check (ACH) before 9:00PM EST will debit from your bank account and settle the next business day. Payments by debit or credit card can take 3-4 business days to settle.



Benefits & Features

- ✓ Pay for **FREE** by e-Check
- ✓ Set Up Automatic Payments
- ✓ Pay by Credit/Debit Card
- ✓ Pay from Your Phone/Tablet

Online Payment Support

For help with your account or setting up payments online, please contact **ClickPay** online at www.ClickPay.com/GetHelp or call **1.888.354.0135 (option 1)**.

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.



Expecting A Food Delivery?

Please notify the front-desk of your expected food delivery. The front-desk will **NOT** let your delivery be sent up without your authorization. Many times, the call does not go through and food deliveries are turned away. In order to avoid any inconvenience, please call the front-desk.



Wipes Clog Pipes!

Place these items in the **TRASH** and **NOT** the toilet:

- Disinfecting wipes
- Paper towels
- Baby wipes
- Towelettes
- Mop refills



Balcony Cleaning/ Watering of Plants On Balcony

REMINDER: do not throw anything from balconies. Residents are reminded that it is **EXTREMELY DANGEROUS** to throw anything from a Balcony, this includes items such as water, dirty water, Dog Excrement, etc.



While we do encourage everyone to maintain a clean balcony, we also expect every Resident to take all precautions required to ensure anything you are cleaning on your balcony does not fall onto the balconies and/or terraces of the neighbors below you.

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

Effective immediately- The Extended Fitness Hours are now from 5am to 12am (Midnight).

- *Registration with front desk is still required.
- *Mask must be worn at all times.
- *Cleaning will be completed during the hours of 7am to 4pm only. Use of gym at other hours is at your risk.
- *Machine and equipment must be wiped down after use.
- *3 People at a time and Max Time of (1) hour per use.

FASTSTREAM NETWORKS

Bulk High Speed Internet and TV for Condo Associations

Fiber Directly to Each Unit
Fastest, Most Reliable Fiber Optic Internet Available

PH. 954-573-9093 www.FastStreamNetworks.com

A BLIND WAREHOUSE
Blinds, Shutters & Motorized Shades
GUARANTEED LOWEST PRICES
Dependable & Quality Work
In business 30 years with same phone number

30% OFF
all shades and blinds until 9/30/21

www.ablindwarehouse.com
info@ablindwarehouse.com
[instagram@ablindwarehouse](https://www.instagram.com/ablindwarehouse)
305-598-3343

Free Installs & Estimates



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.



Trash Chute Etiquette

Please do not throw glass items down the chute. **Please** double bag your trash bags. We have many stains on the carpet due to liquids seeping out of trash bags.

Please **do not** throw **cardboard boxes** or large items



down the trash chute. Cardboard boxes must be flattened and brought down to the dumpster area(s).

All Pets MUST be on a Leash or in a Carrier



Before Entering Building

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

