



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 3 Issue 3

September 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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POOL UPDATE

We are waiting on estimates from landscapers to remove palm trees and plants on pool deck for engineer to be able to continue his investigation. We are trying to coordinate with landscaper to assist in removing palm trees manually to avoid major cost of crane rental due to the large palm trees. We will keep updated on new information as we proceed.

Please
Remember to...



PLEASE PICKUP PACKAGES UPON DELIVERY

We are asking all our residents to please pick up your packages same day they are delivered. We are receiving a high number of packages daily and our storage space is limited. Please make every effort to pick up your packages 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 packages up during office hours.

Please inform management or the front desk when you will be out of town so we can store your packages in the management office until your return.

Your cooperation is appreciated.



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.

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 and urine, 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 by your neighbors and management.



A friendly reminder to 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, cannabis, 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 and bathrooms.

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 cars and could cause a fire.



PURCHASE AND LEASE APPLICATIONS ONLINE!

- 1- Go to: [Tenantev.com](https://www.tenantev.com)
- 2- Ready: Create your User Account!
- 3- Enter Code to begin: 5372



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 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

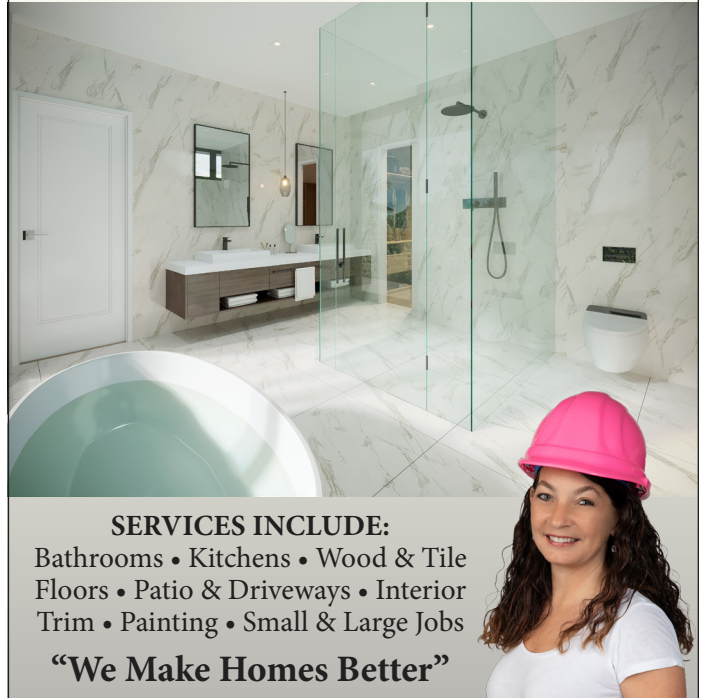
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We are having many complaints regarding loud music at late hours/morning. Also, of sliding glass opening/closing and slamming of cabinets and doors. Just a reminder that you live in a community and we ask that you please be courteous with your neighbors. Noise complaints are considered a nuisance and if complaints continue can become a legal issue and expense to the unit owner.



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.



Washing Machine/Appliances

Please do not overload your washing machine and leave unattended, they can create a leak and will affect the hallways and the unit below. Please be considerate and avoid extra expenses, thank you.



Residents please remember to service your appliances regularly. It is the unit owners responsibility to insure that the appliances are maintained and in working order. Never leave appliances unattended while in use. And please check appliances often while it is in use to verify that they are functioning properly. This is to prevent any accidents that might occur that can damage your apartment and/or common areas.



A New Perspective on Caring for Children

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**PLEASE
WEAR
MASK**

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 or 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.

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 card-board boxes or large items down the trash chute. Cardboard boxes must be flattened and brought down to the dumpster area(s).



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



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