



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 3 Issue 4

October 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
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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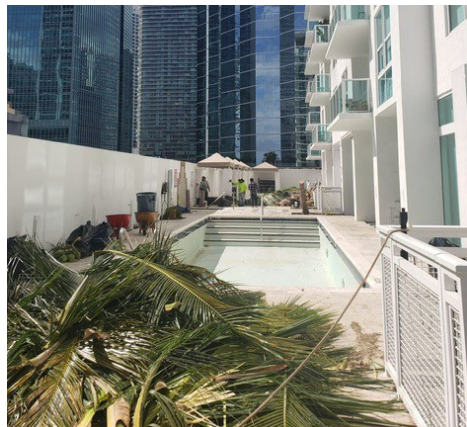
Palm trees on pool deck have been removed! Now they are removing the palm tree roots and the soil which will take 5-7 days.

Upon completion of this, engineer will return to continue his inspection to submit report.

We estimate this will take 1-2 weeks and then we will start the bidding process to find contractors to submit their estimates. Engineer will review

all estimates and give his recommendation to the Board. Board will review all estimates cost and inform the membership of how project will be paid and how they will proceed.

We will keep you updated as we progress on project.



**PERMIT PARKING
FOR
RESIDENTS ONLY**
VEHICLES WITHOUT VALID
PARKING PERMITS WILL
BE TOWED AT VEHICLE
OWNER'S EXPENSE

Effective November 1st, Management will be distributing parking permits for residents' vehicles. All residents must register their cars as only cars with permits will be allowed to park in the garage. Parking garage is only for resident cars. Please do not allow any guest, workers, realtors, to park in garage as they will risk getting their car towed. If someone is occupying your space do not park in someone else's space, see front desk immediately and we will courtesy valet park until car is towed. We will do what we can to avoid any cars from being towed but will need your cooperation with following parking restrictions.

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.



GOT HURRICANE DAMAGE? GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

NO RECOVERY, NO FEE!

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**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.



INTRODUCING OUR NEW
ELECTRONIC APPLICATION

USER FRIENDLY.
SECURE.

PURCHASE AND LEASE APPLICATIONS ONLINE!

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



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. Your cooperation will be appreciated by your neighbors and management.



THINGS TO KNOW

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.



DRYER VENT CLEANING
Keep your HOME clean and safe



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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.



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)
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PLEASE PICKUP PACKAGE

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.



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.

FLATTEN CARDBOARD

DESBARATE LA CAJA DE CARTON

BREAKDOWN BOXES



A New Perspective on Caring for Children
Treehands Edu-tainment Care for Kids is a childcare company, specializing in the Montessori philosophy of
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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



www.Brickell-RealEstate.com
BRICKELL REAL ESTATE SERVICES

