



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 3 Issue 7

January 2022

BOARD OF DIRECTORS

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Vice President Karla Albite
Secretary..... Pierre Chartrand
Treasurer Gabriela Ozaki
Director Adriana Angel

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



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.

THANK YOU

The Solaris Team would like to thank all the residents that contributed to the Solaris Employees Holiday Fund.

Thank you for your kindness and support. We are all very appreciative to have the best residents!



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

Continued on page 2

Manager (cont. from page 1)

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

FOB's/Access Controls and Garage Parking

Please be informed that FOB's/Access Control for elevator and garage are only for Unit Owners and Renters. Guest, workers, realtors, 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 owner and renters. FOB's are deactivated when owner sells unit and also expires at end of lease. New residents must register the unit FOB with management to activate access under their names and dates.



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.

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RECYCLING

Dear Residents,

This is a reminder that our recycling container is only for cardboard. Do not place any packing materials including foam, ties, plastic, or anything that is not cardboard in the container as this flag the container as “contaminated” and we are fined for this on each occurrence.

Only cardboard should be placed in the marked container. All other material should be disposed of in a garbage bag and placed in the trash chute.

We will be monitoring the security cameras in this area more to prevent further incidents.

Your cooperation is greatly appreciated as we work hard to try to maintain cost and limit unnecessary increases for trash and recycling as much as possible.

Thank you,
Peggy Otano, LCAM

CARDBOARD RECYCLING RULES:

1

Clean corrugated cardboard only



No cartons or cereal boxes!

2

No packaging materials



3

Flatten boxes & deposit in bin



Leave nothing on the ground!

If you like this program, please follow the rules!



We continue receiving complaints regarding loud music at late hours/early mornings; sliding glass opening/closing, slamming of cabinets/doors and furniture moving. 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 or termination of lease/eviction of tenant.

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.



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In the Event of an After Hours Emergency

Please Call the Front Desk at **305.373.0013**



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.

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Keeping Your Home Beautiful:

It takes a lot of hard work to keep everything looking neat and beautiful, not only from our Staff but also by you the residents. We all need to work together and lend a helping hand. Please remember, our Janitorial Staff is not here around the clock. If your dog has an accident in the hallways or the elevators or if you spill something, please take a minute and clean it up. If you see something dirty or broken, please report it to the front desk or call the Management Office so it can be addressed immediately. Remember, this is your home so let's work together to keep it beautiful!



BBQING

There is absolutely no exceptions to any type of BBQing on your balconies. This is a major fire hazard and against city code and building ordinance. Propane or charcoal is not permitted in your unit or balcony. If smoke is seen the fire department will be called and you will get fined by the city.



Commissioner
Eileen Higgins
District 5

WE ARE HERE TO SERVE YOU

"My office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

- Commissioner Eileen Higgins



CONTACT MY OFFICE - FOLLOW US

305-375-5924
District5@miamidade.gov



www.miamidade.gov/district05



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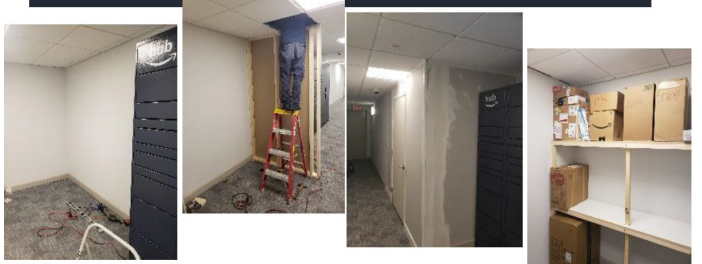



MAINTENANCE & PROJECTS

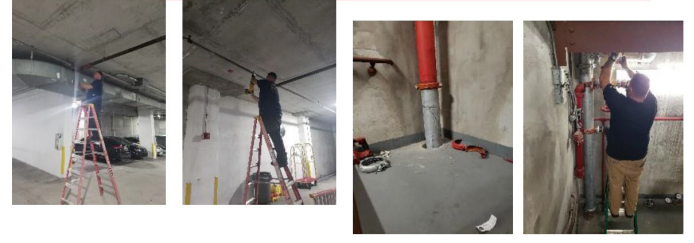
OCTOBER, NOVEMBER, & DECEMBER 2021




STORAGE CLOSET INSTALLED NEXT TO LOCKERS FOR BIG PACKAGES



SPRINKLER PIPES CHANGED AS NEEDED IN GARAGE





COMPLETED PROJECTS



ONGOING PROJECTS

RECYCLING AREA PROJECT- FOR CARDBOARD COLLECTION ONLY

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

We are having issues with residents disposing of other items in the recycling container for cardboard.

Please bring all cardboard to 1st floor garage area. All boxes must be broken down and folded before placing in area.

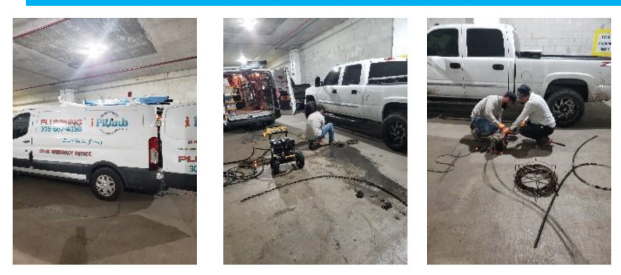
Any packing material should be placed in a garbage bag and dispose of in separate garbage container. This includes plastic, bubble wrap, and Styrofoam.

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.

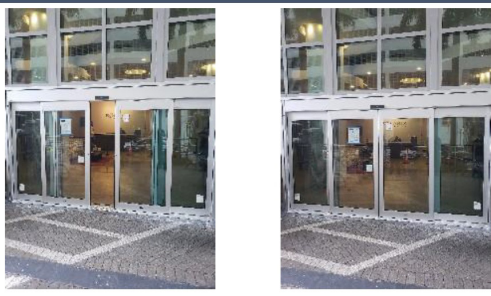


UNCLOG MAIN DRAIN IN GARAGE



1

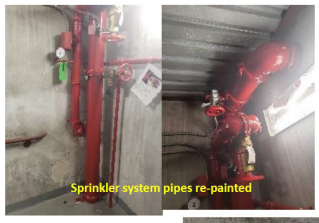
ELECTRIC DOORS INSTALLED IN MAIN ENTRANCE



2022

Solaris Maintenance Report for Oct, Nov, & Dec 2021

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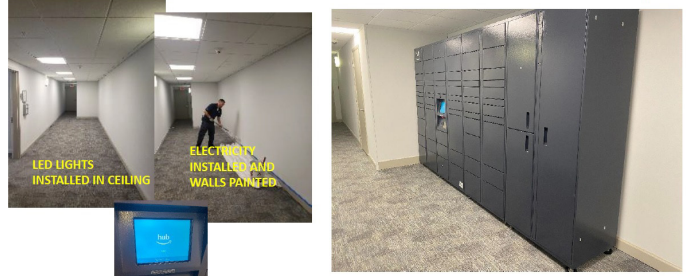


2022

Report for Oct, Nov, & Dec 2021

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AMAZON HUB LOCKERS AREA PREPARED AND INSTALLED



2022

Solaris Maintenance Report for Oct, Nov, & Dec 2021

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ELEVATOR MAINTENANCE & INSPECTION

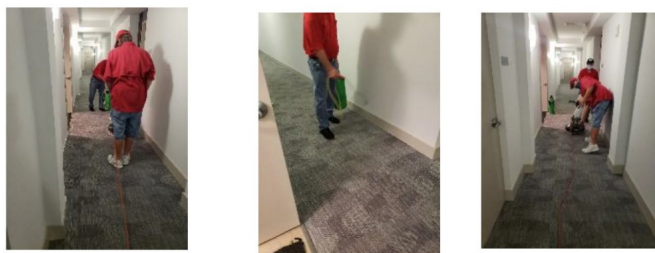


Maintenance (cont. from page 6)

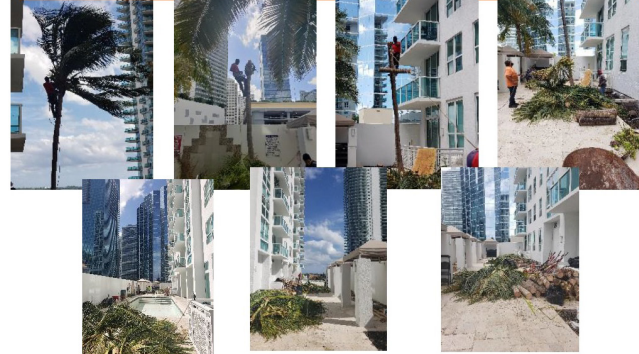
REPLACED COOLING TOWER WATER TREATMENT COMPUTER



HALLWAY CARPETS PROFESSIONALLY CLEANED EVERY 3-4 MONTHS



PALM TREE REMOVAL ON POOL DECK



REMOVAL OF COCONUT PALM ROOTS



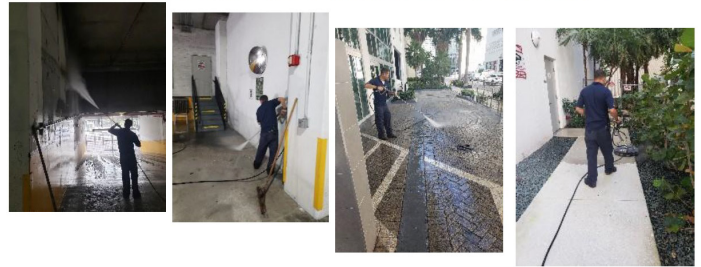
SOIL REMOVED FROM POOL DECK



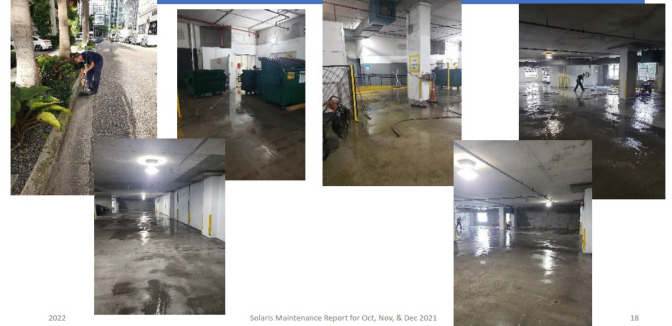
NEW RECYCLING CONTAINER



PRESSURE CLEANING OF RAMP, DRIVEWAY & SIDEWALK



MORE PRESSURE CLEANING AND MAINTENANCE



2022

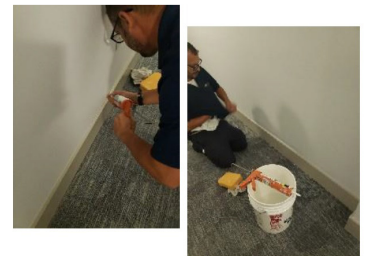
Solaris Maintenance Report for Oct, Nov, & Dec 2021

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CEILING HALLWAY REPAIR



Caulk and seal baseboard on hallway



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THANK YOU!

✉ MANAGER@SOLARISBRICKELLBAY.COM
 ✎ [HTTPS://SOLARISATBRICKELLBAY.CONNECTRESIDENT.COM/](https://solarisatbrickellbay.connectresident.com/)

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Pink Moon Paloma


The agave plant pollinates under the magic of the moonlight. We believe that good ideas do, too. Create your own moonlight, no matter when or where, with this perfect Paloma spin-off.

Ingredients

- + 2 oz Rosaluna Mezcal
- + 1 oz Fresh grapefruit juice
- + 0.5 oz Lime juice
- + 1 pinch of Sea salt
- + Garnish: Torched rosemary sprig and topped with seltzer

Directions

Add all ingredients to a shaker, shake well, and pour into a glass filled with fresh ice. Top with seltzer and a rosemary sprig for good measure.

ROSALUNA

We Manage, Rent and, Sell Units at Solaris Condo
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