



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 3 Issue 8

February 2022

BOARD OF DIRECTORS

President..... Alejandro Abreu
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.



TO OWNERS: Please Opt In To Our Online Voting Portal!

We have signed with ONR which is an Online Voting Portal that will facilitate important communications for the Solaris on issues and updates that require your vote and support. This portal will also be used to share important communications regarding the pool repairs and all future projects that are projected at a much later date. This site will help us save money and avoid unnecessary printing and mailing cost of mailouts.

Please COPY and PASTE the link below to sign our digital consent form. With this form, you are consenting to electronic voting and electronic notices. Once you complete this form, your management team will verify your submitted form. This might take a few days so please be patient. We will then allow ONR App to invite you to the new Solaris portal. An email will be sent to you from ONR App that will prompt you to set up a password. **Consent form link:**

<https://secure.rightsignature.com/templates/09858609-c1cd-4d99-bf6e-01a3e5ba37d3/template-signer-link/dfd5bc19bc2d61f72e8821827fbc8a6>

For more information about ONR App, please visit their website: www.onrapp.com. Their Support team is available Monday-Friday from 9am-6pm for any additional assistance. Please feel free to send them an email at Support@onrapp.com.

Any other questions, please contact me directly at 305.373.0012 or manager@solarisbrickellbay.com



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

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.

Wipes Clog Pipes!

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

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



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.



MARCH 13 2022
DAYLIGHT SAVING TIME BEGINS

CLOCKS MOVE UP ONE HOUR

stellar
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WAS YOUR CLAIM DENIED OR UNDERPAID?

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.

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BALCONY ETIQUETTE

A reminder that by following a few simple rules, all residents at Solaris at Brickell Bay can enjoy their balconies.

- **CASCADING:** Please do not sweep any debris off of any balcony and refrain from excessive water when cleaning balconies. The water or debris will fall and cascade down to other balconies. If possible, please avoid using balcony as your pet bathroom, and if you do, do not throw or push excrement or urine off the balcony.
- **STORAGE:** Balconies are not to be used for any storage purposes.
- **CIGARETTE BUTTS:** Please do not throw cigarette butts off your balcony. They can land on another balcony and could cause damage to someone’s patio furniture or common element; even worse, could injure someone and/or start a fire.
- **BBQs:** No type of BBQ is permitted anywhere on the premises, including your balcony.
- **FURNITURE:** Please ensure that any planters or furniture you have on your balcony or terrace is secured. Winds can be very strong and objects could be blown off the balcony if items are not properly secured.

Your cooperation is appreciated in avoiding any issues in your community and keeping everyone safe and happy.

Solaris Management





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In the Event of an After Hours Emergency

Please Call the Front Desk at **305.373.0013**



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.

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.

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!

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).



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

@CommishEileen

www.miamidade.gov/district05



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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.

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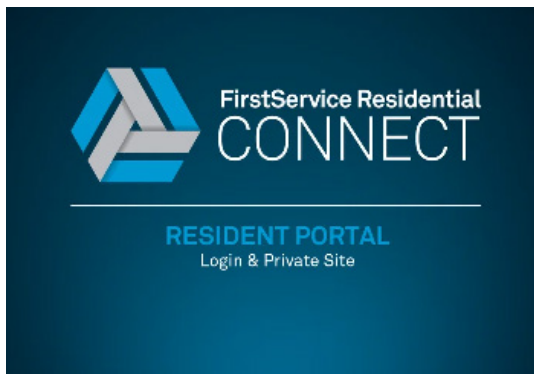


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Dear Residents,

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.



Boxes **MUST** be broken down, folded and brought down to the 1st floor garage/loading dock and placed in one of our trash containers. Do **NOT** place Boxes or any items in the hallway, stairwells, or garage area. Please avoid being charged for the breaking down of your boxes and/or disposal of these items.



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.

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. 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.



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. **Do not leave bottles by trash chute. Place bottles in sealed garbage bags and throw down the trash chute. If possible, please bring bags with bottles to the trash chute container on the 1st floor garage area.**

NO STORAGE OF ANY KIND ALLOWED

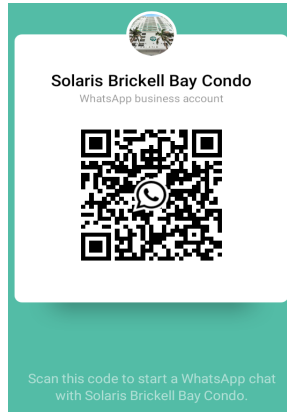
Items left here will be disposed of at your expense

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.



Dear Solaris At Brickell Bay Residents,

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.



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Try a Snow Ridge Ice Wine this Winter

Real icewine can only be made reliably every year in Canada and most years in Germany because it requires a very specific climate. The grapes have to stay on the vine until the winter, usually until Jan or Feb, where they freeze solid at -9 degrees Celsius (15 Fahrenheit). Until the grapes are harvested, they freeze and thaw repeatedly, and all of the flavors get concentrated, with a lot of the water lost. They are then pressed in a hydraulic press when they are still frozen solid. The water remains behind in the press as solid ice. What comes out is the essence, a thick syrup of the grape with tremendously concentrated flavors and sugars. When it's fermented, it makes this beautiful sweet dessert wine. When you smell and taste it, you're right away struck with its tremendously powerful aroma and flavor.



We Manage, Rent and, Sell Units at Solaris Condo

We handle the management of several units in the building

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Estamos localizados en el lobby para su conveniencia

**ADRIANA ANGEL – BROKER
 GABRIEL RINCON - REALTOR
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AdrianaAngelR@gmail.com

186 SE12 Terrace Suite 100, Miami, FL 33131

