



SOLARIS BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 3 Issue 10

April 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.

HURRICANE SEASON

Hurricane Season is around the corner (June 1st) and it is never too early to start looking ahead and making necessary arrangements to prepare your unit, yourself and your family.



Experts are forecasting an abnormally active hurricane season. Scientists at Colorado University predicts the Atlantic basin could see 19 named storms and nine hurricanes, four of which could be major Category 3, 4 or 5 whoppers.

Don't wait until a hurricane warning. The best time to start is before a threat is imminent.

Here's what you need to know: • Plan your evacuation route well ahead of time. • Keep non-perishable emergency supplies on hand. • Take an inventory of your personal property. • Review your insurance policy. • Take steps to protect your home • Have a plan for your pets.

If your unit is vacant, or if you are leaving out of down during hurricane season, please make arrangements with friends, family, or neighbor to attend to your unit in your absence as management and building staff will not be available to enter units as they be protecting the building and then leaving property to protect their homes and families.

HO6 – Condominium Owners Insurance

The statutes and laws in the state of Florida that govern Condominiums and Insurance are very specific as to what is the owner's responsibility and what is the Condominiums responsibility. It is standard practice and **highly recommended that unit owners purchase insurance for their contents and the interiors of their units as well as for liability.** All of the buildings in the property are fully insured to cover any/all aspects of common area damage that may occur; however, **this insurance does not cover any damage that may occur inside an individual unit owner's premises that was caused by a neighboring or adjacent unit.** Therefore, it is advisable that all unit owners take the time to reach out to a qualified insurance agency to inquire about this policy. For **proof of flood insurance**, please send email request to Manager@SolarisBrickellBay.com



Dear Residents and Unit Owners,

We would like to update you on the progress of the pool.

FEC, Forensic Engineer Consultants has sent out the RFP (Request for Proposal) to contractors to start the bidding process. The Solaris Board of Directors submitted to the engineer, several options including removal of planters and repairing of planters on the pool deck as well as additional changes.

On Thursday, April 7th, FEC and Solaris Manager met with (6) contracting firms and conducted the building inspection and walkthrough to review the scope of work. Contractors will be submitting their proposals to the engineer no later than April 20th, 2022. Upon receipt of all proposals, FEC Engineer will review the quotes. Review of quotes process may take 1-2 weeks. Engineer will then submit their notes and recommendations to the Solaris Board of Directors and Board will vote and make selection at an open board meeting (TBA).

We will also be conducting Town Hall Meetings with Engineer in May, date TBA, to answer questions and concerns and also discuss time frame and specifics of project. Engineer and selected contractor will be present at these meetings to answer your questions and concerns.

Upon receipt of cost of options and details of what Board recommends, the Proxy vote will be sent out to all owners via the ONR online voting portal.

If you are an owner and have not already Opted-in to our Online Portal of ONR, please do so as soon as possible, as this online format will expedite voting and decisions by the membership that is required for the Board to be able to proceed on the pool projects and any future important association matters.

****It is important that you understand that the pool project requires the membership (unit owners) to vote in approval in order for the Board to be able to proceed on this project. Without your approval and support, this project will be delayed.***

Please click 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/dfd-5bc19bc2d61f72e8821827ffbc8a6>

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

If you have already Opted in to ONR, please disregard this message and thank you for supporting the Solaris Team.

If you have any questions, please email me at Manager@SolarisBrickellBay.com.

Sincerely,
Peggy Otaño, LCAM
Community Association Manager
For the Board of Directors



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Estimados residentes y propietarios de unidades,

Nos gustaría informarle sobre el progreso de la piscina.

FEC, Forensic Engineer Consultants ha enviado la RFP (Solicitud de propuesta) a los contratistas para iniciar el proceso de licitación. La junta directiva de Solaris presentó al ingeniero varias opciones, incluida la eliminación de las jardineras y la reparación de las jardineras en la cubierta de la piscina, así como cambios adicionales.

El jueves 7 de abril, FEC y el Gerente de Solaris se reunieron con (6) empresas contratistas y realizaron la inspección del edificio y el recorrido para revisar el alcance del trabajo. Los contratistas presentarán sus propuestas al ingeniero a más tardar el 20 de abril de 2022. Una vez recibidas todas las propuestas, el ingeniero de FEC revisará las cotizaciones. El proceso de revisión de cotizaciones puede demorar de 1 a 2 semanas. Luego, el ingeniero enviará sus notas y recomendaciones a la junta directiva de Solaris y la junta votará y hará la selección en una reunión abierta de la junta (fecha pendiente).

También llevaremos a cabo reuniones públicas con el ingeniero en mayo, fecha por confirmar, para responder preguntas e inquietudes y también discutir el cronograma y los detalles del proyecto. El ingeniero y el contratista seleccionado estarán presentes en estas reuniones para responder a sus preguntas e inquietudes.

Al recibir el costo de las opciones y los detalles de lo que recomienda la Junta, el voto por poder se enviará a todos los propietarios a través del portal de votación en línea de la ONR.

Si es propietario y aún no se ha registrado en nuestro Portal en línea de ONR, hágalo lo antes posible, ya que este formato en línea acelerará la votación y las decisiones de los miembros que se requieren para que la Junta pueda proceder sobre los proyectos de la piscina y cualquier futuro asunto importante de la asociación.

*Es importante que comprenda que el proyecto de la piscina requiere que los miembros (propietarios de unidades) voten a favor para que la Junta pueda continuar con este proyecto. Sin su aprobación y apoyo, este proyecto se retrasará.

Haga clic en el enlace a continuación para firmar nuestro formulario de consentimiento digital. Con este formulario, usted está dando su consentimiento para la votación electrónica y las notificaciones electrónicas. Una vez que complete este formulario, su equipo de administración verificará su formulario enviado. Esto puede tardar unos días, así que tenga

paciencia. Luego permitiremos que la aplicación ONR lo invite al nuevo portal de Solaris. Se le enviará un correo electrónico desde la aplicación ONR que le pedirá que configure una contraseña. Enlace del formulario de consentimiento: <https://secure.rightsignature.com/templates/09858609-c1cd-4d99-bf6e-01a3e5ba37d3/template-signer-link/dfd5bc19bc2d61f72e8821827ffbc8a6>

Para obtener más información sobre la aplicación ONR, visite su sitio web: www.onrapp.com. Su equipo de soporte está disponible de lunes a viernes de 9 am a 6 pm para cualquier asistencia adicional. No dude en enviarles un correo electrónico a Support@onrapp.com

Cualquier otra pregunta, comuníquese conmigo directamente al 305.373.0012 o manager@solarisbrickellbay.com

Si ya optó por ONR, ignore este mensaje y gracias por apoyar al equipo de Solaris.

Sinceramente,
Peggy Otaño, LCAM, Gerente de Asociación Comunitaria
Para la Junta Directiva

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WAS YOUR CLAIM DENIED OR UNDERPAID?

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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. Workers must be registered with management and all paperwork submitted and approved prior to scheduling worker.** We also require this to make sure elevator and parking space is available for worker. Only one parking space is allowed per company- not guaranteed (if there is parking available). **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.**



Renter's Insurance

Take a look around you. Everything you see is vulnerable if you don't have renter's insurance. Many renters think that their possessions are covered by their landlord's policy. But your landlord's policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.



Why Do You Need Insurance?

You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

Isn't It Expensive?

Renter's insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

Where Do I Get Renter's Insurance?

Almost all insurance agents that sell homeowner's insurance also sell renter's insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter's insurance online, search for renter's insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter's insurance with low deductibles and the ability to purchase your policy online.

Balcony Cleaning



Under no circumstances is water to be thrown on floor to clean your balcony or water your plants as it goes down to other balconies and damages resident's furniture or wet anyone below. When cleaning balcony use a damp towel to clean floor and please make sure that your plants have a water catching dish so water does not flow down. **Your cooperation will be appreciated by your neighbors and management**



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.

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Condo Rules & Regulations

The Condominium Rules & Regulations prohibit the placement of **doormats and rugs** in the common elements, such as the hallways. **Pets, Bicycles, Storage containers and Cleaning supplies** may not be kept in balcony. We appreciate your cooperation.



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.



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.

Wipes Clog Pipes!

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

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



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

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
BAKING SODA/VINEGAR

Sprinkle baking soda down the drain followed by white vinegar. Watch it foam up and clean for you!




SOFT FOOD MATTER

Foods that can easily be "mushed" are perfectly okay to put down the disposal.




ICE CUBES

Ice cubes can help sharpen your garbage disposal's blades — as well as clean them off.




COLD WATER

While this might seem obvious, you should run the cold tap while your garbage disposal is on to ensure everything is flushed down the drain.




FRUIT PITS

These things are solid as can be. Don't even try it! (Banana peels too.)




BONES

Bones will never be finely chopped up by the disposal. They will get stuck either in the disposal or somewhere in your drain pipes.




COFFEE GROUNDS

Coffee grounds break apart so they're fine, right? NO! They form a sludge that can pile up in your drain pipes.



RICE & PASTA

Rice and pasta expand as they absorb water and can stick to the side of your pipes. Scrape your plates clean into the garbage instead.



CERTAIN VEGGIES

Do NOT put these veggies down the disposal:

- Celery
- Corn Husks
- Potato Peels
- Lettuce
- Onion Skins
- Asparagus

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.



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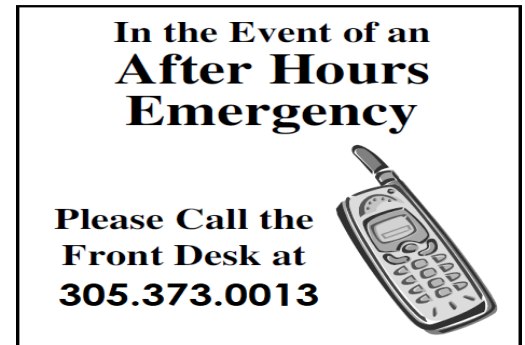
It takes a lot of hard work to keep everything looking neat and beautiful, not only from our Staff but also by you the residents. We all need to work together and lend a helping hand. Please remember, our Janitorial Staff is not here around the clock. If your dog has an accident in the hallways or the 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!

RECYCLING

Just a reminder that solaris only recycles cardboard.



- Do Not Leave Glass, Plastic, Or Cans Of Any Kind By The Recycling Container Or Outside Of Trash Chute On Your Floor.
- Please Double Bag These Items And Throw Down The Trash Chute To Dispose.



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