



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 4 Issue 1

July 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.

Special Meeting Outcome for Pool Selection of Material Alteration & Transferring of Funds

We would like to share the vote total outcome from last night's Special Meeting. We were fortunate to receive a total of 97 votes as we needed 92 to meet quorum to proceed.

The vote results were the following:
For the Loan Transfer: 95 YES/ 2 NO
For the Material Alteration: 92 YES/ 5 NO



Selected contractor is currently drafting their contract and upon submittal negotiations will start. We will be sending weekly updates to keep you informed on the process.

We would like to thank all the Owners that took time from their day to answer our calls/emails and voted. I also would like to thank all my tenants that shared their urgency to their landlords as this expedited the votes.

Sincerely,
Peggy Otano

Plumbing Repairs Have Been Postponed Until Monday, July 18th, 2022

The east side plumbing work repairs has been postponed until Monday, July 18th, 2022.

Plumbers will be digging up area where the pipe is first to prep, then when pipe is all exposed water will be shut off and pipe replaced as quick as possible. Water will be shut off for several hours as workers will be swapping pipe quickly to turn on water as soon as it is swapped. Since this pipe is not leaking, we can proceed repair this way.

We will keep you informed on Monday when workers start work and will try to give an hour notice before water is shut off.

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.

A WORD FROM THE MANAGER,

Peggy Otano, LCAM

I would like to remind you that Hurricane Season is here and it is time 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.

Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM

RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

GOT PROPERTY DAMAGE?
GET HELP NOW!

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.

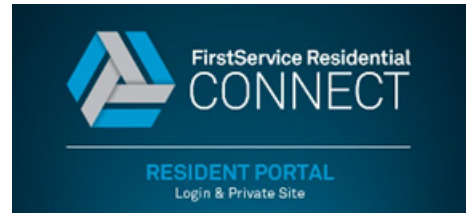
Remi Boaz License #P17524



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.



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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- Wood & tile floors
- New kitchens & bathrooms
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Proudly serving the residents of Solaris At Brickell Bay Condominium on behalf of your Board of Directors and Management.





Solaris Brickell Bay Condo
WhatsApp business account

Scan this code to start a WhatsApp chat with Solaris Brickell Bay Condo.



INTRODUCING OUR NEW
ELECTRONIC APPLICATION
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SECURE.

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

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**

Empty Boxes

If you have large empty boxes, please **DO NOT THROW THEM DOWN THE CHUTE.**



Bring them down to the recycling bins located near our loading dock



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.

In the Event of an After Hours Emergency

Please Call the Front Desk at **305.373.0013**



PACKAGE PICKUP REMINDER

We get a lot of resident packages and our storage space is limited, so please make every effort to pick up your packages **same day** of their arrival.





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)
- ④ Set up **Automatic Payments** or click **Pay Now** to make one-time payments

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Online Payment Support

For help with your account or setting up payments online, please contact **ClickPay** online at www.ClickPay.com/GetHelp or call **1.888.354.0135 (option 1)**.

Notary Public

Notary service is available at the management office, during regular Business hours. (Fee is applicable)



All Pets MUST be on a Leash or in a Carrier



Before Entering Building

Flatten All Cardboard Boxes



Breaking Down Cardboard Boxes Saves Space

Before You Leave

Before you leave your apartment for a long period of time, these quick, simple tasks can help prevent coming home to a disaster:

- Turn OFF the main water supply.
- Turn up the thermostat- but do not turn off the A/C Unit.
- Unplug electronics.



NOTICE

**PLEASE BE A GOOD NEIGHBOR
BE CONSIDERATE
WITH YOUR NOISE LEVELS**

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.

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.



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

SMALL BUSINESS SUPPORT

Learn about District 5's new small business initiative at elevatedistrict5.com

FERTILIZER AWARENESS

The use of fertilizer is prohibited from May 15 - October 31. Learn more at miamidade.gov/fertilizer

STAY INFORMED

Sign up for the District 5 newsletter by emailing district5@miamidade.gov.



305-375-5924

www.miamidade.gov/district05

@CommishEileen

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.



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 be responsible for missing or broken items that are removed.

Wipes Clog Pipes!

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

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



PREVENTIVE MAINTENANCE

As the building ages, it is important for you to conduct preventive maintenance to the equipment inside your unit to prevent leaks that could cause damages to your unit and your neighbor's units. Please see below the most common cause of leaks in our community:

- Toilet flappers and Toilet Connections – Please have a licensed plumbing company inspect all the connections to your toilet to avoid any leaks. Assist us in saving water and reducing the utility bills
- Washer and Dryer Hoses – Please have the washer and dryer hoses inspected on a regular basis as these deteriorate and cause leaks
- HVAC Units – Please make sure to conduct periodic maintenance to your HVAC Unit and have the filter replaced on a monthly basis.

These minor preventive maintenance measures can prevent major damages to our common areas and residential units in our building. If you need a list of preferred vendors or guidance, please contact the management office.

COURTESY REMINDERS

We have many residents that are working from home. Here are some reminders to take into consideration while you are in your apartments:

- Please be mindful of your neighbors who might be working from home or home schooling their children. Do not make or allow loud/disturbing noises to be made at any time. Ensure that your pet does not bark excessively!
- Please do not sweep your balconies allowing water to fall into the units below. Please clean your balconies using a mop or Swiffer.
- Please do not throw cigarette butts from your balconies. This is a safety hazard.
- BBQ/Grills of any kind are not permitted on the property or your balcony. This is a fire hazard also.
- Please dispose of your garbage properly and double bag when carrying to trash chute to avoid spillage and carpet stains.
- Lastly, if you are planning to stay away from your unit for an extended period of time, we encourage you to shut off your main water valves as a precaution and keep your AC at 77-78 degrees not to accumulate humidity in your unit.



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.



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.

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!

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

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