



SOLARIS BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 4 Issue 6

December 2022

BOARD OF DIRECTORS

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

PROPERTY STAFF

Property Manager..... Peggy Otano
Admin Asst Yanelis Gonzalez
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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free newsletter for your property.

PLEASE WELCOME OUR NEW BOARD OF DIRECTORS

David Hengel..... President
Karla Albite..... Vice-President
Pierre Chartrand..... Secretary
Gabriela Osaki..... Treasurer
Adriana Angel..... Director



As we move forward through the next year, the newly Board of Directors thank you for your confidence and is honored to successfully lead this community. While there is a lot of work to be done, the Board's primary commitment will continue to be towards maintaining and upgrading our building to a standard of excellence that we all demand. Increased property values at Solaris at Brickell Bay are first and foremost, and a goal we all share.

The next year will not be without its challenges as we undergo the pool project, however with the proper planning and your cooperation and patience, we will all benefit from this improvement. Looking ahead, this newsletter will serve as our opportunity to share goals, updates, announcements and communications on projects and issues of importance from the Board of Directors and Management Team. We will keep you informed of all updates as we move forward.

If you would like to contact any of the Board Members, please email management, Manager@SolarisBrickellBay.com.

POOL UPDATE

We are now in Contract Negotiations with the selected company. Contract should be finalized and signed in December and in January the permitting process will begin with the City of Miami. Work will commence upon permits being approved and received. We will update you as things progress.

2022 Holiday Package Hours

We are experiencing a high volume of packages and our storage space is very limited. We ask that all parcels are picked up within 1 day of receiving the delivery notification. *If the parcel(s) are not picked up after 1 day from the*



front desk, it will be removed and held at the management office. You will only be able to pick up packages at the management office between the hours of 10 am to 3pm, Monday to Friday. (Please note that office may be closed if manager is not onsite)

We are also receiving many packages for unknown persons and package does not indicate a unit number. If your friends or family are having packages sent to the Solaris, please make sure they include the unit number or we will have to return package.

This also applies to packages delivered to the lockers. Please pick up daily or contact management to have it removed. Removed packages will be checked in at front desk and will be stored in lobby or in management office. ***If your package is not picked up within 7 days, it will be returned to its sender.**

Front desk cannot accept any food deliveries or flowers. You must be home to accept these deliveries. We cannot be responsible for any perishables and do not have the space to hold any flowers, even momentarily. As a reminder, front desk cannot accept parcels weighing over 50 lbs., any keys, or cash.

As a courtesy, if your package is held in the management office and you cannot pickup during the pickup hours, please send manager email, manager@solarisbrickellbay.com, to make other arrangements.

If you will be sending someone else to pick up your packages, you must send email or authorization in writing with person name that will be picking up package. Person picking up your package must show ID to pick up package.

If you currently have any packages that have been at front desk for 2 days or more, your package will be in the management office starting today. *New Package policy hours is effective immediately.

Thank you for your attention and cooperation.

Peggy Otaño, LCAM, Property Manager



Dear Solaris Residents and Owners,

The Holiday Season is a time of celebration, reflection and giving. At this time of the year, we kindly ask that you take into consideration the staff members of Solaris @ Brickell Bay who have worked endlessly to improve your community and enhance your experience. As a token of appreciation, we have created a Holiday Fund for the staff, as a little something extra to share with their families and brighten their holiday season.

We kindly ask that you contribute a minimum of \$50, however, this is only guideline. Whatever amount you decide to contribute, the staff will greatly appreciate your generosity.

INSTRUCTIONS FOR SUBMITTING YOUR CONTRIBUTION:

- Please make your check payable to “Solaris @ Brickell Bay”
- On the menu corner please write “Holiday Fund”
- You may drop off check at the front desk drop box or manager’s office drop box.
- Cash Accepted and may only be dropped off with Management. Receipt will be submitted.
- You may also mail to “Solaris @ Brickell Bay, 186 SE 12 Terr, Miami, FL 33131

With the holidays quickly approaching, we would appreciate all contributions to be received by Friday, December 23rd, 2022 so that way we may distribute your gifts to the staff in time for them to share with their families. We thank you in advance for your generosity and assure you that our staff will be most grateful for your consideration this year.



On behalf of the Board of Directors and the entire Solaris at Brickell Bay Staff, we would like to wish you and your families a Happy and Healthy Holiday Season!

Sincerely, Peggy Otaño, LCAM

Holiday HOURS

Friday, December 23rd 9am to 12pm (NOON)
Monday, December 26th CLOSED

Friday, December 30th 9am to 12pm (NOON)
Monday, January 2nd CLOSED

Please do not schedule workers, deliveries or removals during these dates as they will not be granted access to the building during holidays, weekends or after office hours.

If you need help or have an emergency, contact front desk, (305) 373-0013. Our office will resume normal business hours on the other days.

We wish you and your family a very Happy Holidays and Great New Year!

The Solaris Team and Board of Directors.



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.

stellar
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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

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

In the Event of an After Hours Emergency

Please Call the Front Desk at 305.373.0013



Wipes Clog Pipes!

Place these items in the TRASH and NOT the toilet:

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



Notary Public

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



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.



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Commissioner Eileen Higgins District 5



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COME VISIT

DISTRICT OFFICE 2100 Coral Way, Suite 400 Miami, Florida 33145 Monday - Friday / 9:00 am - 5:00 pm

MIAMI BEACH OFFICE 1700 Convention Center Drive, ground floor Miami Beach, Florida 33139 Monday / Wednesday / 9:30 am - 4:30 pm

www.miamidade.gov/district05

305-375-5924 District5@miamidade.gov

@CommishEileen

f @CommishEileen

Inside D5 Newsletter

Special Meeting of Members for the purpose of “Partially” or “Fully” funding statutory reserves & 2023 Budget Adoption Meeting of the Board of Directors

A Special Meeting of the members is scheduled for Wednesday, December 21st, at 6:00 p.m. via Zoom and in person at the Club Room on the 7th Floor. Immediately after, the Budget Adoption meeting of the Board of Directors will be convened for the purpose of adopting a budget for the 2023 fiscal year.

In order for the Special Meeting to take place, the presence in person or by Proxy of persons entitled to cast in excess of 33 1/3% of the votes of members entitled to vote is necessary to establish a quorum in order for business to be conducted. Accordingly, see Limited Proxy below for the purpose of establishing a quorum for the Special Meeting and for voting on the issue of partial waiver of the Budget reserves as specified above.

1. FOR “PARTIAL” RESERVES IN BUDGET – Voting for this option means that the membership will “Partially” fund reserves. The following maintenance schedule would apply: Please note that if you vote to “PARTIALLY” fund reserves, your maintenance fees will increase by 15%.

2023- PARTIAL Reserves
Schedule Of Proposed Maintenance

Building#- Unit Type	Unit Remarks	Number Of Units	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A1	06.08	30	\$613.69	\$663.64	\$58.04	\$721.68	\$21,650.40
0000-A2	07	15	\$594.34	\$642.72	\$56.21	\$698.93	\$10,483.95
	01.04.05,						
0000-B1	09	59	\$932.45	\$1,008.35	\$88.19	\$1,096.54	\$64,695.86
0000-B2	02.03	28	\$866.13	\$936.63	\$81.92	\$1,018.55	\$28,519.40
0000-B3	PH-04	1	\$970.25	\$1,049.23	\$91.77	\$1,141.00	\$1,141.00
0000-B4	PH-03	1	\$957.18	\$1,035.10	\$90.53	\$1,125.63	\$1,125.63
0000-B5	PH-05	1	\$911.60	\$985.81	\$86.22	\$1,072.03	\$1,072.03
0000-B6	PH-02	1	\$826.73	\$894.02	\$78.20	\$972.22	\$972.22
0000-C1	PH-01	1	\$1,300.69	\$1,406.56	\$123.02	\$1,529.58	\$1,529.58
0000-C2	PH-06	1	\$1,285.22	\$1,389.84	\$121.56	\$1,511.40	\$1,511.40
0000-R1	CU-01	1	\$502.58	\$544.17	\$49.28	\$593.45	\$593.45
0000-R2	CU-02	1	\$782.54	\$847.29	\$76.73	\$924.02	\$924.02
0000-R3	CU-03	1	\$349.23	\$378.13	\$34.24	\$412.37	\$412.37
Total		141					\$134,631.31

2. FOR “FULL” RESERVES IN BUDGET – Voting for this option means that the membership will vote to “Fully” fund the monthly reserve contributions for the entire budget cycle. Therefore, the following maintenance schedule would apply: Please note that if you vote to “FULLY” fund the reserves, your maintenance fees will increase by 22% due to Fully funding the reserves.

Solaris at Brickell Bay-2023 FULL RESERVES
Schedule Of Proposed Maintenance

Building#- Unit Type	Unit Remarks	Number Of Units	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A1	06.08	30	\$613.69	\$664.01	\$116.09	\$780.10	\$23,403.00
0000-A2	07	15	\$594.34	\$643.07	\$112.43	\$755.50	\$11,332.50
	01.04.05,						
0000-B1	09	59	\$932.45	\$1,008.91	\$176.39	\$1,185.30	\$69,932.70
0000-B2	02.03	28	\$866.13	\$937.15	\$163.84	\$1,100.99	\$30,827.72
0000-B3	PH-04	1	\$970.25	\$1,049.81	\$183.54	\$1,233.35	\$1,233.35
0000-B4	PH-03	1	\$957.18	\$1,035.67	\$181.07	\$1,216.74	\$1,216.74
0000-B5	PH-05	1	\$911.60	\$986.36	\$172.44	\$1,158.80	\$1,158.80
0000-B6	PH-02	1	\$826.73	\$894.51	\$156.39	\$1,050.90	\$1,050.90
0000-C1	PH-01	1	\$1,300.69	\$1,407.34	\$246.05	\$1,653.39	\$1,653.39
0000-C2	PH-06	1	\$1,285.22	\$1,390.61	\$243.12	\$1,633.73	\$1,633.73
0000-R1	CU-01	1	\$502.58	\$544.48	\$98.56	\$643.04	\$643.04
0000-R2	CU-02	1	\$782.54	\$847.78	\$153.46	\$1,001.24	\$1,001.24
0000-R3	CU-03	1	\$349.23	\$378.35	\$68.49	\$446.84	\$446.84
Total		141					\$145,533.95

Sincerely,
Peggy Otano, LCAM, For the Board of Directors

**TWO
CONVENIENT
LOCATIONS**



DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

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SURFSIDE, FL 33154
305-866-2626

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MIAMI, FL 33134
305-643-1444

dredyaguerradds@gmail.com

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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.

A friendly reminder to please be mindful of your community and neighbors. While in your unit be aware of small things that could potentially affect your neighbors. Odors such as smoke from a cannabis, 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) DO NOT smoke in the bathrooms as the exhaust exit may seep into other unit's bathrooms.

Anything that causes the resident's enjoyment of their home is considered a "nuisance". If we find that you causing a nuisance, are smoking in your unit and it states on your lease that there is no smoking allowed inside units, we will be forced to inform the landlord and send the complaint to the association attorney to start eviction process at the landlord's expense.

Please, we all must remember that your habits affect everyone in the building to include families, children, and their pets. Your cooperation is appreciated.



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

