



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 4 Issue 8

February 2023

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.



Contract has been signed and the permitting application and documents are being submitted to the City of Miami. We will give you an ETA of how long the permitting process will take. Work will commence upon permits being approved and received.



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.

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PRESIDENT'S DAY

OUR OFFICE WILL CLOSE IN OBSERVANCE OF
PRESIDENT'S DAY ON MONDAY, FEBRUARY 20, 2022
AND WILL RESUME REGULAR HOURS ON TUESDAY,
FEBRUARY 21, 2022.

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 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

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

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

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerrads@gmail.com
WWW.DENTISTSURFSIDE.COM

Valet Parking Changes & Updates

- As of February 1st, 2023 Solaris stopped offering the option to park 2nd vehicles for a monthly charge.
- New Valet company, MP Parking, is offering the option to rent additional parking spaces at a cost of \$250 per month. (This option is “self-parking” only. Valet attendant will NOT park or retrieve your car.)
- If you are interested in an additional parking spot, please contact my assistant, Yanelis, for more information via email, sadmin@solarisbrickellbay.com or call 305-373-0012.
- INCREASE OF GUEST PARKING RATES- Valet charge for guest will be the following:*



- 30 minutes to 1 hour: \$8**
- 1-6 hours / \$20**
- 6-8 hours / \$25**
- 8-24 hours / \$30**

The Solaris Whatsapp Chat Has Been Shut Down

Motion was made by Majority of the Board of Directors to close down the Solaris WhatsApp per Legal Counsel Advice.

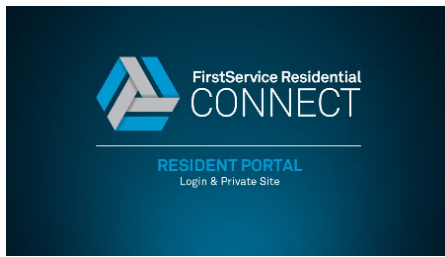
**Per Association Counsel advice, the Solaris WhatsApp Chat(s) will be closed/terminated effective meeting that took place on Tuesday, January 24th, 2022.

**Owners and Residents should continue contacting Management and Board of Directors via phone call, email, or in person which are official proper communication channels to submit official complaints, request official records, or for any questions or concerns.

**Emergencies or issues in the building should be reported to the front desk for immediate assistance. Front desk will contact Management to inform them of the issue if it requires maintenance or emergency assistance.

**Complaints are required to be emailed for incident report documentation.

**Owners/Residents have the right to open any type of chat as long as Management and Board of Directors Members are not involved.



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.

Flatten All Cardboard Boxes

Breaking Down Cardboard Boxes Saves Space

Attention all dogs:
KEEP YOUR PEOPLE ON A LEASH AT ALL TIMES!



Commissioner
Eileen Higgins
District 5



"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

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
 @CommishEileen
 Inside D5 Newsletter



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?

MENTION THIS FLYER FOR FREE POLICY REVIEW

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.

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.



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.



Reminder that garage parking spaces are for residents' vehicles that are registered with the association. Family, guest, realtors, hairdressers, nurses, nanny's and anyone else must valet park (if available) or park on the street. Do not open garage to give access to cars that are not authorized as they will be towed at car owner's expense.

We are having issues with residents allowing family and friends park in the resident's garage. Only resident's registered vehicles are permitted to park in assigned space. Be aware that this is considered trespassing and subject to towing of the vehicle.

Please avoid any issues and do not open garage to anyone that does not reside in the building. No exceptions.

Your cooperation is appreciated by your neighbors, The Board of Directors, and Management.

AVISO

LOS VEHÍCULOS QUE APARQUEN ILEGALMENTE SERÁN RETIRADOS POR LA GRÚA A COSTO DEL PROPIETARIO DE DICHO VEHÍCULO

Recordar que los parqueos de garaje son para los vehículos de los residentes registrados en la comunidad. Familiares, invitados, agentes inmobiliarios, peluqueros, enfermeras, niñeras y cualquier otra persona deben estacionar con servicio de valet (si está disponible) o estacionar en la calle. No abra el garaje para dar acceso a automóviles que no estén autorizados, ya que serán remolcados a cargo del propietario del automóvil.

Estamos teniendo problemas con los residentes que permiten que familiares y amigos se estacionen en el garaje de los residentes. Solo los vehículos registrados de los residentes pueden estacionar en el espacio asignado. Tenga en cuenta que esto se considera allanamiento y sujeto a remolque del vehículo.

Evite cualquier problema y no abra el garaje a nadie que no resida en el edificio. No hay excepciones.

Su cooperación es apreciada por sus vecinos, la Junta Directiva y la Gerencia.

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.



Wipes Clog Pipes!

Place these items in the TRASH and NOT the toilet:

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



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!

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FirstService
RESIDENTIAL

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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- ✓ Pay by Credit/Debit Card
- ✓ Pay from Your Phone/Tablet

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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)**.



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ELECTRONIC APPLICATION
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SECURE.


PURCHASE AND LEASE APPLICATIONS ONLINE!

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

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 card-board boxes or large items down the trash chute. Cardboard boxes must be flattened and brought down to the dumpster area(s).



Notary Public

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



In the Event of an After Hours Emergency

Please Call the Front Desk at **305.373.0013**



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

