



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 4 Issue 9

March 2023

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send email to:
info@solarisbrickellbay.com

OFFICE HOURS

Monday - Friday 9:00 AM – 5:00PM

SOLARIS@BRICKELL BAY

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186 SE 12 Terrace
Miami, FL 33131



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Solaris At Brickell Bay Town Hall Meeting

February 27th, 2023

SUMMARY OF QUESTIONS AND ANSWERS FROM MEETING.

1. How long is the project expected to take once they start construction.
Project is estimated to be completed in (10) months, weather permitting.
2. When do we expect construction to start?
Permit application is being submitted now. Estimate to when permits will be approved is 2-4 months. Mobilization (manpower and equipment) will commence when permits are approved.
3. What was the actual structural damage that was found?
Engineer inspected the interior of the swimming pool and the concrete structure below to perform a structural condition assessment of the inspected areas. At the time of these inspections, the swimming pool was empty of water as recommended to reduce the weight on the structure. The report concluded that the observed structural damage to the concrete pool structure required repairs prior to a safe reopening of the swimming pool.

The structural deficiencies found during the condition assessment included delaminated and spalled concrete on the underside of the swimming pool slab, the top of the parking garage floor slab and the face of the beam supporting the swimming pool. The deficiencies observed were localized to the swimming pool and deck as well as the concrete structure directly below. The swimming pool and its support structure is relatively isolated from the main building structure which supports the tower based on its location and detailing. Any failure of the structural members with identified deficiencies would be localized and unlikely to affect the rest of the building.

4. How much did the building spend on the project over the last 21 months since the pool was closed? (Fees and other costs)?
Removal of plants and trees on pool deck: \$16,350; Engineer cost: \$55,137,76
5. How long will there be noise? And when is it estimated the demolition will start?
It is estimated demolition and noise will start in July (tentative). Noise will

Continued on page 2

Town Hall Meeting (cont. from page 1)

be ongoing for About (2) months and then noise will be intermittently throughout the duration of the project.

- 6. Where will the 6th floor parking be relocated while repairs are being done in the garage?

We will be working with valet to find parking spaces across the street. We will have more information upon construction starting. This parking cost will be included with the construction cost.

- 7. How will workers access and how will material be delivered?

Workers will be accessing by service elevator. Material and debris will require the use of the service elevator. There will be limited days for service elevator use by residents.

- 8. Where will workers be parking and where will material and dumpster container be stored?

Workers will be parking on the 1st floor garage area. Material and dumpster container will also be stored in the 1st floor garage.



Daylight Saving Time begins this Sunday, March 12, 2023

Remember to set your clocks forward 1 hour before you head to bed on Saturday, March 12th. It’s time to “spring forward” for Daylight Saving Time 2023 and gain an extra hour of sunlight. It also means you’ll lose an hour of sleep! Springing forward and falling back may seem simple enough, but daylight saving’s history has actually been quite complex—and misconceptions about it persist today. As you prepare to reset your watches, alarms, and microwaves, explore eight facts about daylight saving time that might surprise you.

8 Things You May Not Know About Daylight Saving Time

- It’s “daylight saving time,” not “daylight savings time.”
- Though in favor of maximizing daylight waking hours, Benjamin Franklin did not originate the idea of moving clocks forward.
- Englishman William Willett led the first campaign to implement daylight saving time.
- Germany was the first country to enact daylight saving time.
- Daylight saving time in the United States was not intended to benefit farmers, as many people think.
- For decades, daylight saving in the United States was a confounding patchwork of local practices.
- Not everyone in the United States springs forward and falls back.
- Evidence does not conclusively point to energy conservation as a result of daylight saving.

(Source: Christopher Klein for The History Channel)

SHORT-TERM RENTALS ARE STRICTLY PROHIBITED



Please be advised that any unit found in violation will have all access control devices immediately deactivated and matter will be turned over to attorney at owner’s expense. Renter’s may also face eviction.

****ALL RENTALS MUST GO THROUGH THE APPLICATION PROCESS****

Please respect the community by following all established procedures. Thank you!



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.



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

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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

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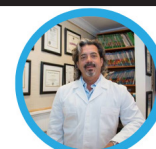
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A friendly reminder to please be mindful of your community and neighbors. While in your unit be aware of small things that could potentially affect your neighbors. Odors such as smoke from a cannabis, cigarette/cigar, burning food, or trash could leave 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.

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.

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.



RECYCLING

JUST A REMINDER THAT SOLARIS ONLY RECYCLES CARDBOARD.

This is a reminder that our recycling container is only for cardboard. Do not place any packing materials including foam, ties, plastic, or anything that is not cardboard in the container as this flag the container as "contaminated" and we are fined for this on each occurrence.

Only cardboard should be placed in the marked container. All other material should be disposed of in a garbage bag and placed in the trash chute.

We will be monitoring the security cameras in this area more to prevent further incidents.

Your cooperation is greatly appreciated as we work hard to try to maintain cost and limit unnecessary increases for trash and recycling as much as possible.

Thank you, Peggy Otano, LCAM

CARDBOARD RECYCLING RULES:

- 1**
Clean corrugated cardboard only

No cartons or cereal boxes!
- 2**
No packaging materials

Leave nothing on the ground!
- 3**
Flatten boxes & deposit in bin

If you like this program, please follow the rules!





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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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**

BBQ-ING:

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.



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

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