



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 4 Issue 10

April 2023

BOARD OF DIRECTORS

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

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



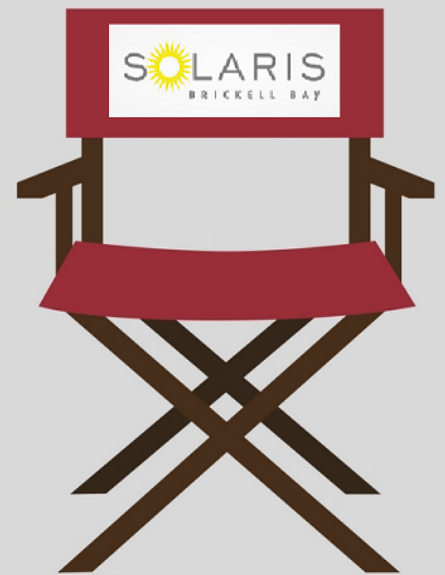
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THERE IS A SEAT AT THE TABLE. JOIN OUR BOARD OF DIRECTORS.

If interested in joining the Board of Directors, please contact the management office to request the candidate application form.

Candidate application form and information sheet or resume must be submitted to the management office via email Manager@solarisbrickellbay.com, no later than Friday, April 21st, 2023.

Please call the office 305.373.0012 or email manager at Manager@solarisbrickellbay.com if you have any questions.



Information sheet should include your qualifications that you would like the Board to consider.

- Information sheet should include your qualifications that you would like the Board consider.
- Applicant must be a unit owner and meet all eligibility requirements as indicated on the candidate information sheet.
- There is only (1) vacancy seat available.



The permit was applied for with the City of Miami by the General Contractor on February 24, 2023, and is currently in a “Review” status by the building department. Construction will begin upon receiving the final permitting information and approval which is estimated to be June 1, 2023. This date is contingent upon multiple factors and may be approved either earlier or later.

IMPORTANT PARKING REMINDERS



- **ALL UNITS ONLY HAVE (1) SPACE ASSIGNED. DO NOT PARK IN ANY PARKING SPACE THAT IS NOT ASSIGNED TO YOUR UNIT.**
- **PARKING IN SOMEONE ELSE'S PARKING SPACE IS CONSIDERED TRESPASSING AND RESIDENT/MANAGEMENT HAS THE RIGHT TO HAVE VEHICLE TOWED WITHOUT GIVING NOTICE.**
- **MANAGEMENT AND BUILDING EMPLOYEES CANNOT LEASE/RENT OR GRANT ANYONE PERMISSION TO USE ANY ASSIGNED PARKING SPACES.**
- **ONLY RESIDENTS ARE ALLOWED TO PARK IN THE GARAGE.**
- **DO NOT GRANT ACCESS TO THE GARAGE TO YOUR FRIENDS OR FAMILY AS THEY WILL BE TOWED AT THEIR EXPENSE.**
- **NO PARKING ALLOWED IN UNMARKED, LINED, WALLS, OR BLOCKING EMERGENCY STAIRS ACCESS.**
- **IF YOU RENT A PARKING SPACE FROM ANOTHER RESIDENT, PLEASE INFORM MANAGEMENT TO AVOID YOUR CAR FROM BEING TOWED.**

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-please submit lease renewal to management to avoid deactivation. New residents must register the unit FOB with management to activate access under their names and dates.



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!

In the Event of an After Hours Emergency

Please Call the Front Desk at **305.373.0013**





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

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

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Inside D5 Newsletter

stellar
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INSURANCE COMPANY!!*

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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!**

MENTION THIS FLYER FOR FREE POLICY REVIEW

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.

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305-643-1444

dredyaguerrads@gmail.com
WWW.DENTISTSURFSIDE.COM



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.

Expecting A Food Delivery?

Please notify the front-desk of your expected food delivery. The front-desk will **NOT** let your delivery be sent up without your authorization. Many times, the call does not go through and food deliveries are turned away. In order to avoid any inconvenience, please call the front-desk.



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
- 3**
Flatten boxes & deposit in bin

Leave nothing on the ground!

If you like this program, please follow the rules!

Contacting Residents

It is extremely important to have a unit phone number if you rent your unit. It makes it impossible for the front desk to contact the resident and give access authorization to guests and food deliveries. Also, the management office has problems contacting the tenants/guests whenever an issue arrives because there is not a phone number inside the unit. Please be reminded, even if we have a cell number for the tenant a lot of the times the cell numbers do not work inside the building due to reception problems. You can place restrictions on your unit phone number to be available for local calls only. Your consideration to this matter is greatly appreciated.



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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- ① Click **Register** and then create your online profile with **ClickPay**
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- 2- Ready: Create your User Account!
- 3- Enter Code to begin: 5372



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.



Notary Public

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



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

