



SOLARIS BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 5 Issue 1

July 2023

BOARD OF DIRECTORS

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

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.*

POOL PERMIT UPDATE:

Engineer and contractor are updating forms and documents requested by the Structural Department and resubmitting for review. We are hoping that these are the final items for permit to be approved. We will keep you updated.



*Permit requirements are at the discretion of the plan reviewer/permit person assigned by the City of Miami.

PEST CONTROL SERVICE

The pest control service is onsite every 1st Tuesday of the month servicing the common areas. If you would like to add service to your unit, please call the office and schedule with Javier.

Company has special pricing for the Solaris Residents and also offer yearly pest contract.

- Yearly pest contract = \$95 for monthly service.
- While on property the 1st Tuesday of the month= \$35 one time
- Special trip charge= \$75

*Payments must be made directly to pest control company



Valet Service Has Been Temporarily Cancelled

Due to limited demand the valet company cancelled without giving us proper notice. Board and Management are currently meeting with valet companies to see what can be negotiated to bring back valet service as soon as possible. Please have your guest and family park in the public garage next door at 1221 Brickell Drive or on the street. We apologize for the inconvenience.

NEW EQUIPMENT

Coming Soon!



Board approved New Gym Equipment at July 7th Board Meeting. We expect equipment to arrive in the month of August. We will keep you updated on the exact arrival date.

A Word from the Manager

Peggy Otano, LCAM

I would like to remind you that Hurricane Season is around the corner (June 1st) and it is never too early 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 town 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.

Important Notice for 6th Floor Parkers

The Pool project is anticipated to start soon. Unfortunately, this will affect you if your assigned parking space is on the 6th floor. We will need to relocate your parking off the premises due to safety precautions as the whole 6th floor will be blocked off during some of the construction and we do not have additional parking spaces in the building. We have made parking arrangements with Brickell Bay Commercial LLC, who have parking spaces available at The Colonnade 3rd floor parking garage, located at 1101 Brickell Avenue, Miami, FL 33131. You will be required to have transponder installed and the parking will be self-service so you will have the flexibility to access garage at your convenience. We will be contacting all residents that park in the 6th floor to give them the information of where they need to go to have transponder installed.

In the Event of an After Hours Emergency

Please Call the Front Desk at 305.373.0013



PARKING SPACE RENTALS AVAILABLE

If you are in need of additional parking space, please contact Javier at 305.373.0012 or email, sadmin@solarisbrickellbay.com. Parking spaces are located at The Colonnade, 3rd floor parking garage, located at 1101 Brickell Avenue, Miami, FL 33131.

LET ME HELP YOU FIND YOUR DREAM HOME !

MARTHA J LARA, P.A.

C. 786.286.9348

marthaj@kw.com

southfloridalifestyle.kw.com



YOUR NEIGHBORHOOD REALTOR
Fluent in English & Spanish



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 US

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

stellar
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!**



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.

FOB's/Access Controls and Garage Parking

Please be informed that FOB's/Access Control are only for Unit Owners and Renters. Guest, workers, realtors, or unit representatives must park on street public garage 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.



Reminder To Register Your Car

The access control for garage will be updated soon but we are still waiting on car registrations. All residents are required to complete a car registration form for the decal that will be installed on your vehicle. Please submit the forms to avoid being deactivated from the garage access.

When reader is up and running, your FOB will no longer open the garage. FOB will only work in elevators and accessible doors.

HO6 – Condominium Owners Insurance

The statutes and laws in the state of Florida that govern Condominiums and Insurance are very specific as to what is the owner's responsibility and what is the Condominiums responsibility. It is standard practice and **highly recommended that unit owners purchase insurance for their contents and the interiors of their units as well as for liability.** All of the buildings in the property are fully insured to cover any/all aspects of common area damage that may occur; however, **this insurance does not cover any damage that may occur inside an individual unit owner's premises that was caused by a neighboring or adjacent unit.** Therefore, it is advisable that all unit owners take the time to reach out to a qualified insurance agency to inquire about this policy. For **proof of flood insurance**, please send email request to Manager@SolarisBrickellBay.com

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.**

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!

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 manages 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.

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!



Dear Solaris Residents,

We want to keep your Amazon Hub Apartment Locker working for you! Our records indicate that Locker Solaris is constantly running out of locker space daily due to packages not being collected on by residents.

If you are not able to pick up packages within 2 days (or sooner if we are out of locker space) we will be removing your packages which will be held in our locked package room on the 2nd floor. You will need to wait until employee is available to access the package room. In order to avoid delays or waiting on your package, please pick up your package from the lockers same day they are delivered.

You may also call the front desk in advance so employee can get your package(s) ready for you to pick them up at front desk.

Please email management if you will be out of town so we can store any packages for you while you are away.

Your cooperation is appreciated.

**TWO
CONVENIENT
LOCATIONS**



**EMERGENCY
CARE 24/7**

DR. EDY A. GUERRA

New Patient Special \$79
(D0210, D0150, D110)

**9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626**

**4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com



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



Payments by e-check can be made at no cost. Fees apply to payments made by credit or debit card. Please note the date you make your payment on ClickPay is not the date it is reflected on your account. Payments by e-check (ACH) before 9:00PM EST will debit from your bank account and settle the next business day. Payments by debit or credit card can take 3-4 business days to settle.

Scan below
to sign up for
e-payments



Benefits & Features

- ✓ Pay for **FREE** by e-Check
- ✓ Set Up Automatic Payments
- ✓ Pay by Credit/Debit Card
- ✓ Pay from Your Phone/Tablet

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)**.

TenantEvaluation.
THE SMART BACKGROUND SCREENING COMPANY

INTRODUCING OUR NEW
ELECTRONIC APPLICATION

USER FRIENDLY.
SECURE.

PURCHASE AND LEASE APPLICATIONS ONLINE!

- 1- Go to: Tenantev.com
- 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

