



# SOLARIS BRICKELL BAY

*A Monthly Newsletter for the Residents of Solaris at Brickell Bay*

Volume 4 Issue 12

June 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](mailto: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](http://www.cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.*

## POOL PERMIT UPDATE:

DERM Department required Solaris to complete an Asbestos Survey which was completed on Monday, June 5<sup>th</sup>, 2023. Results were received on Thursday, June 8<sup>th</sup>, and have been submitted to DERM and City to review. We will let you know if there are any additional requirements or if they finalize and approve the permits.\*Permit requirements, like the Asbestos Survey, are at the discretion of the plan reviewer/ permit person assigned by the City of Miami.



We would like to Welcome Our New Finance Committee Members:

**Mabel Sifuentes**  
**Luis Fernando Solari**  
**And Roberto Didonato.**

The Finance Committee will be working directly with the Board of Directors to provide financial analysis, advice, and oversight of the budget.



## 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 7<sup>th</sup> 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 1<sup>st</sup>) 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.**

## 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 by Monday, June 18<sup>th</sup> 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](mailto:Manager@SolarisBrickellBay.com)

### 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 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](http://www.miamidade.gov/district05)  
305-375-5924  
District5@miamidade.gov

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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!**

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.

Rami Bazar, License #P13524



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.

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





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.

Get Started: [www.ClickPay.com/FirstService](http://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

*Scan below to sign up for e-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.*



## 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](http://www.ClickPay.com/GetHelp) or call **1.888.354.0135 (option 1)**.

## 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!

**TWO  
CONVENIENT  
LOCATIONS**



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CORAL GABLES, FL 33134  
(305) 643-1444**

[dredyaguerradds@gmail.com](mailto:dredyaguerradds@gmail.com)

[www.dentistsurfside.com](http://www.dentistsurfside.com)

## REMINDERS

Always keep you neighbors/other units in mind!  
Please see below reminders:

### BALCONIES:

- No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows,
- doors, balconies or terraces of individual Units.
- Residents shall not allow anything to be thrown or to fall from windows, doors, balconies, walkways or terraces.
- Pets not permitted to be left unattended on balconies.





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 2<sup>nd</sup> 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.



Take a look around you. Everything you see is vulnerable if you don't have renter's insurance. Many renters think that their possessions are covered by their landlord's policy. But your landlord's policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.

**Why Do You Need Insurance?** You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

**Isn't It Expensive?** Renter's insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

**Where Do I Get Renter's Insurance?** Almost all insurance agents that sell homeowner's insurance also sell renter's insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter's insurance online, search for renter's insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter's insurance with low deductibles and the ability to purchase your policy online.

## 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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- 1- Go to: [Tenantev.com](http://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**

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[AdrianaAngelR@gmail.com](mailto:AdrianaAngelR@gmail.com)

186 SE12 Terrace Suite 100, Miami, FL 33131

