



SOLARIS BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 5 Issue 2

August 2023

BOARD OF DIRECTORS

President..... David Hengel
Secretary..... Pierre Chartrand
Treasurer Gabriela Ozaki
Director Gilbert Hall
Director Terence Tennant

PROPERTY STAFF

Property Manager..... Peggy Otano
Admin Asst. Javier Cortes
Maint Super Joel Abad

IMPORTANT #'S

Office..... 305.373.0012
Front Desk..... 305.373.0013
Email
manager@solarisbrickellbay.com
Admin. Asst.
Sadmin@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

august

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 HAS BEEN APPROVED

Pre-Construction meeting with engineer, project manager, contractor, and Solaris Board will take place within the next 2 weeks where we will discuss the inspections required by our Special Inspector (SI) as it relates to the concrete repairs and also waterproofing elements. Additionally, we will also discuss any staging questions or mobilization issues at this meeting so we can coordinate solutions asap and keep you informed. (Note: the construction pre-meeting is not open to owners)



NEW EQUIPMENT

Coming Soon!



Gym equipment is scheduled to arrive on Friday, September 1, 2023. We will inform you again when it arrives or if there are any changes on the delivery date.



We would like to Welcome Our New Board Member: **TERENCE TENNANT.**

The Board Members and Management are excited to work with you!

Car Transponders Are Now Active

The access control for garage is now functioning. Residents that registered their cars should have already picked up their transponder at the front desk and installed in their car windshield. The FOB clicker will no longer open the garage. FOB will only work in elevators and accessible doors.



If you have not registered your car, you may email Javier at Sadmin@solarisbrickellbay.com or pick up form at the front desk. Transponder will be left at the front desk on the next business day.

Reminder For Worker Access And Elevator Reservations

Please inform the management office via email, Sadmin@solarisbrickellbay.com when any type of worker will be accessing the building/unit. We require that all companies/workers submit their COI to include General Liability AND Workman's Compensation. Solaris does NOT accept any insurance Exemptions so please inquire with your selected company that they have all the required insurance coverages to avoid any issues or miscommunication as they will not be allowed to work on the property. COI must be submitted 48 business hours in advance.

ELEVATOR RESERVATIONS: We strongly suggest that you reserve the elevator in advance. The sooner the better as we only reserve (1) Move/delivery daily. We do not have the parking or the elevator capacity to have more than (1) truck/delivery at a time.

WORKER ACCESS: When coordinating and scheduling any workers to your unit, please inform management in advance so they can be added to the daily schedule. Only companies/workers that have submitted their required documents will be added to the schedule.

Lastly, We DO NOT HAVE PARKING FOR WORKERS ONSITE. Only moves/deliveries that reserve elevator and submit the required fees and documents will have parking. Parking is only available for (1) truck daily.

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.

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*





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

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Inside D5 Newsletter

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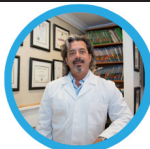


**GOT PROPERTY
DAMAGE?
GET HELP NOW!**

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.

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CONVENIENT
LOCATIONS**



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9456 HARDING AVENUE 4011 WEST FLAGLER ST, SUITE 506
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305-866-2626 305-643-1444

dredyaguerradts@gmail.com

WWW.DENTISTSURFSIDE.COM

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

kw ELITE
PROPERTIES
KELLERWILLIAMS.

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!

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.

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!

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.





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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- 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.



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

