



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 5 Issue 3

September 2023

BOARD OF DIRECTORS

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Director Terence Tennant

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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



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MESSAGE FROM THE MANAGER

Dear Solaris Owners and Residents,

We are excited to inform you that contractors are currently onsite mobilizing and would like to keep you informed on process and coordination. Pool Project is estimated to take (10) months to complete.



NOTICE OF CONSTRUCTION NOISE TO START ON MONDAY, SEPTEMBER 18.

- Location: 7th Floor Pool Deck/ 6th floor garage.
- Work hours: 7am to 5pm.
- Work days: Monday to Friday
- Work Activity: Demolition of pool deck and 6th floor garage.
- Noise: **There will be drilling noise starting at 9am** due to removal of pool deck layers and concrete on the 6th floor. Noise will be intermittent as they will be stopping to remove debris by using service elevator.

Be aware that you will hear noise throughout the building during the demolition process. We will keep you informed of progress and will update you on the duration of noise once the project has started. We apologize in advance to all the residents that work from home.

7TH FLOOR WINDOW PROTECTION

- Workers are now protecting the windows in the Gym, Club Room, and 704.
- Unit 704 balcony will not be accessible for the duration of the project as this unit is located on the pool deck.



Continued on page 2

Message from the Manager (cont. from page 1)

ELEVATOR RESERVATION AND LIMITED ACCESS

- There will be limited access in the early hours starting at 7am, please plan accordingly to avoid waiting for the elevator.
- Service Elevator will also be used for the removal of construction debris for the duration of the project.
- Reminder that ALL deliveries and moves must be scheduled directly with management via email: SADMIN@Solarisbrickellbay.com. We ask that you schedule elevator with a minimum 2-week advanced notice for precaution, as we can only schedule a certain of deliveries/moves due to limited parking and elevator access to accommodate for construction operations.

PARKING

- Reminder that all guests and workers must park offsite in the local garages or on the street.
- Non-Residents are not allowed to park in the Resident’s Garage. Any cars found in the garage of non-resident’s will be towed at the car owner’s expense.

1st FLOOR GARAGE ACCESS

- Residents that have made special parking arrangements with management to temporarily park on the 1st floor will be required to park their car at The Club during business/worker hours.
- Only residents and commercial units that have assigned spaces will have access.
- Workers coming to do work in the commercial units must park offsite in the local garages or on the street.
- Wall area will be used as needed for worker parking, placement of dumpster that will be delivered next week, and for the
- Construction material is being stored on the 1st floor parking spaces.



6th FLOOR ACCESS REMOVED

- During the duration of the demolition of pool and concrete repairs in the garage, the Residents will no longer have access to the 6th floor due to safety and precaution.

6TH FLOOR PARKERS (Residents relocated at The Club garage)

- The Front Desk team will assist with your groceries, luggage, and other items. Please drive up to the ramp and staff will place your items in cart and take them up to your unit at your request, while you park at The Club.

CLUB ROOM USE

- The club room is accessible to all residents who want to work from this space or use the pool table but note the pool chaise lounges are being stored in this area.
- The club room may not be reserved for parties at this time as the furniture may not be removed or rearranged.



Please contact management with any questions or concerns.

Sincerely,
Peggy Otano, LCAM, Property Manager



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

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Inside D5 Newsletter

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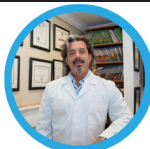


**GOT PROPERTY
DAMAGE?
GET HELP NOW!**

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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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
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kw ELITE
PROPERTIES
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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!

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

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.



CARDBOARD RECYCLING RULES:

- | | | |
|--|---|---|
| 1 | 2 | 3 |
| Clean corrugated cardboard only | No packaging materials | Flatten boxes & deposit in bin |
|  |  |  |
| No cartons or cereal boxes! | | Leave nothing on the ground! |

If you like this program, please follow the rules!

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.





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!
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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

