



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 5 Issue 4

October 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



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.



Message from the Manager POOL PROJECT UPDATE

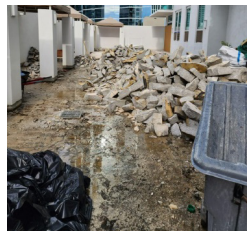


Pool Deck/ Planters: Topping slab removal is in progress.

- Estimated at 95% complete. Debris removal is in progress.
- Planter waterproofing to be completed following debris removal.

Pool and Spa: Pool and Spa Finish removal are next to be completed.

Parking Garage: Additional locations identified needing repair will be submitted to the Association for review.



CONSTRUCTION NOISE

Noise will continue intermittently until further notice. We will update you as demolition progresses.

Please note that we, Management and Board of directors, have scheduled the work and have approved permits and permission to make noise during the allowed hours from Monday to Friday as restricted with City of Miami. You may contact management with your complaint or issues but note that work will not be stopped.

DELIVERIES/ELEVATOR USE

“ALL” deliveries must be scheduled in advanced. Construction workers will be bringing down the debris using the service elevator while demolition is completed. We will be accommodating the early part of the days for deliveries and moves but you must reserve the elevator in advance directly with management. Please contact Javier at sadmin@solarisbrickellbay.com to schedule your delivery.

FIRSTSERVICE RESIDENTIAL 2023 QA (Quality Assurance) INSPECTION REPORT FOR SOLARIS

On 10/12/2023, a Quality Assurance inspection was performed at Solaris at Brickell Bay, 186 SE 12 Terrace. Miami, FL 33131. The enclosed report documents our findings.

The FirstService Residential Quality Assurance program performs a 200+ point inspection in which each point is scored on a "good, fair, or poor" basis. Not all points will apply to each association, accordingly the scoring criteria is adjusted for each association to account for only the applicable line items. Each of the points are compiled to convert the observations into a 5.0 scale, where a 5.0 score is considered to be a building in perfect condition from top to bottom, inside and out. In addition to the score, notes, and recommendations; pictures are provided with the report to substantiate the score, identify areas of need, and highlight areas in pristine condition.

Solaris At Brickell Bay, 186 SE 12 Terrace. Miami, FL 33131 has scored an overall **4.959** out of 5 (**99.18%**) among total of 305 items with 300 items scoring a "good" classification, 5 items scoring a "fair" classification, and 0

items scoring a "poor" classification.

The breakdown of the overall safety score is **5.000** out of 5 (**100.00%**) among 76 safety items with 76 items scoring a "good" classification, 0 items scoring a "fair" classification, and 0 items scoring a "poor" classification.

I would like to take the opportunity to thank the management team for their efforts in maintaining the property in the quality and style that the owners are proud of and require. I am sure that management will implement the needed changes for those areas which require additional attention so that the owners' expectations are met in all areas. Your hard work and dedication to making your property comply with the owners' and company's expectations are greatly appreciated.

Respectfully,
Ramon E. Ramirez, LCAM
Manager, Quality Assurance
***Report may be requested via email to sadmin@fsresidential.com*



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Workers/Deliveries/Moving in Building Procedures

We are having issues with residents scheduling workers without informing management in advance. We dislike turning anyone away but management must be informed and documentation has to be submitted to manager@solarisbrickellbay.com by companies in advance, and at least 48 hours minimum. Association requires that all workers submit their COI (certificate of insurance) with the required insurance coverage, general liability and worker's compensation with a minimal coverage of \$1,000,000. **Exemptions are not accepted. Workers must be registered with management and all paperwork submitted and approved prior to scheduling worker.** We also require this to make sure the elevator is available for worker. We do not have parking for workers- all workers must park on the street or in local garages.



Workers, deliveries, and moves are only permitted Monday to Friday, no weekend or holidays, between the hours of 9am to 3pm. Deliveries and movers must arrive no later than 1:00pm to guarantee completion of job by 3pm.

NOISE

We continue receiving complaints regarding loud music at late hours/early mornings; sliding glass opening/closing, slamming of cabinets/doors and furniture moving. Just a reminder that you live in a community and we ask that you please be courteous with your neighbors. Noise complaints are considered a nuisance and if complaints continue can become a legal issue and expense to the unit owner or termination of lease/eviction of tenant.

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LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

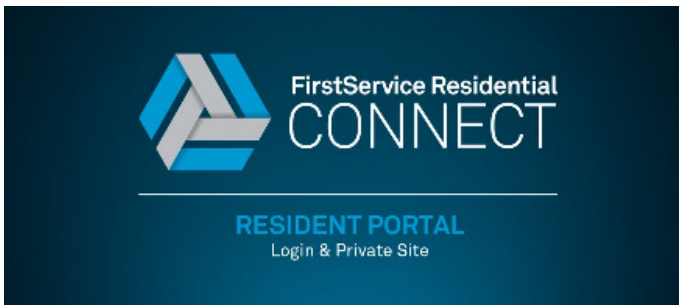


MENTION THIS FLYER FOR FREE POLICY REVIEW

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.



Solaris at Brickell Bay Community Website

To access your community's information, simply register on the new portal at <https://solarisatbrickellbay.connectresident.com/> and click on Login in the top-right corner. You'll need to do this even if you are already registered on your old community website.

Don't wait! Register today to start taking advantage of all that FirstService Residential Connect Resident Portal has to offer.

- An updated and responsive design which seamlessly supports desktop, tablet and mobile displays so you can access the site anytime and from any device
- A self-service platform empowering you to communicate with your management team, submit service requests, make payments, check balances, download forms and documents, manage your visitor list, obtain package information and much more
- The opportunity to stay up-to-date on happenings within your community through a new community calendar.
- Easier interactions with fellow residents, thanks to an opt-in resident directory
- The ability to use a single login for all your online needs
- Up-to-date security and strict privacy settings to give you the highest level of protection
- A public landing page to showcase your community to prospective buyers, realtors and others

Proudly serving the residents of Solaris at Brickell Bay Condominium on behalf of your Board of Directors and Management.

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



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.

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. New residents must register the unit FOB with management to activate access under their names and dates.

Balcony Cleaning: Under no circumstances is water to be thrown on floor to clean your balcony or water your plants as it goes down to other balconies and damages resident's furniture or wet anyone below. When cleaning balcony use a damp towel to clean floor and please make sure that your plants have a water catching dish so water does not flow down.
 Your cooperation will be appreciated by your neighbors and management



PACKAGE PICKUP REMINDER

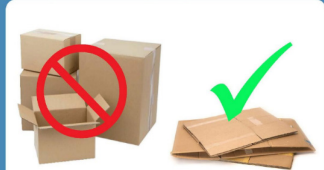
We get a lot of resident packages and our storage space is limited, so please make every effort to pick up your packages **same day** of their arrival.



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!

Flatten All Cardboard Boxes



Breaking Down Cardboard Boxes Saves Space

Before You Leave

Before you leave your apartment for a long period of time, these quick, simple tasks can help prevent coming home to a disaster:

- Turn OFF the main water supply.
- Turn up the thermostat- but do not turn off the A/C Unit.
- Unplug electronics.



NOTICE
 PLEASE BE A GOOD NEIGHBOR
 BE CONSIDERATE
 WITH YOUR NOISE LEVELS



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.

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.



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Notary Public

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



In the Event of an After Hours Emergency

Please Call the Front Desk at 305.373.0013



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.



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

