



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 5 Issue 5

November 2023

BOARD OF DIRECTORS

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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.

POOL PROJECT UPDATES

POOL DECK/PLANTERS

Topping slab removal is in progress. Estimated at 99% complete. Debris removal is in progress.

- Planter waterproofing to be completed following debris removal.
- All parties to coordinate with the Architect for floor finish selection to finalize various details.
- PT Anchors damaged in topping removal are required to be replaced/ repaired.

POOL AND SPA Pool and Spa finish removal completed.

CHANGE ORDERS/RFI'S

- Change Order for electrical/lighting is on hold until debris removal is completed.
- RFI #1 was provided to MF for response on the use of drainage mat in the infilled planters.
- RFI #2 was provided to MF for response on the existing planter drains.
- RFI #3 was provided to MF for response on the electrical/conduit installed within the planters.
- RFI #4 was provided to MF for response on the metal decking at all "L-Shaped" planters.

PARKING GARAGE

- MF requested AOE to plan for shoring at beam repair.
- Additional locations identified needing repair will be submitted to the Association for approval or denial. If repair is structural in nature, MF will require it to be completed but will try to limit the scope to keep the cost low.





Dear Solaris Residents and Owners,

The Holiday Season is a time of celebration, reflection and giving. At this time of the year, we kindly ask that you take into consideration the staff members of Solaris @ Brickell Bay who have worked endlessly to improve your community and enhance your experience. As a token of appreciation, we have created a Holiday Fund for the staff, as a little something extra to share with their families and brighten their holiday season.

We kindly ask that you contribute a minimum of \$50, however, this is only a guideline. Whatever amount you decide to contribute, the staff will greatly appreciate your generosity.

Instructions For Submitting Your Contribution:

- Please make your check payable to “Solaris @ Brickell Bay”
- On the menu corner please write “Holiday Fund”

- You may drop off check at the front desk drop box or manager’s office drop box.
- You may also mail to “Solaris @ Brickell Bay, 186 SE 12 Terr, Miami, FL 33131



With the holidays quickly approaching, we would appreciate all contributions to be received by Friday, December 22ND, 2023 so that way we may distribute your gifts to the staff in time for them to share with their families. We thank you in advance for your generosity and assure you that our staff will be most grateful for your consideration this year.

On behalf of the Board of Directors and the entire Solaris at Brickell Bay Staff, we would like to wish you and your families a Happy and Healthy Holiday Season!

Sincerely, Peggy Otaño, LCAM

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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 coverage 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.

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 Club at Brickell Bay, 3rd floor parking garage, located at 1200 Brickell Avenue, Miami, FL 33131

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

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4011 WEST FLAGLER ST, SUITE 506 MIAMI, FL 33134 305-643-1444

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Commissioner
Eileen Higgins
District 5



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<p>DISTRICT OFFICE 2100 Coral Way, Suite 400 Miami, Florida 33145 Monday - Friday / 9:00 am - 5:00 pm</p>	<p>MIAMI BEACH OFFICE 1700 Convention Center Drive, ground floor Miami Beach, Florida 33139 Monday / Wednesday / 9:30 am - 4:30 pm</p>
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  Inside D5 Newsletter



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Remi Boaz License #P17524



We are experiencing a high volume of packages and our storage space is very limited. We ask that all parcels are picked up within 1 day of receiving the delivery notification. *If the parcel(s) are not picked up the same day they are delivered, package will be removed and held at the management office.* You will only be able to pick up packages at the management office between the hours of 10 am to 5pm, Monday to Friday. (Please note that office is closed on the weekends and during the hours of 12pm-1pm. Front desk will not be allowed to remove these packages from the office)

We are also receiving many packages for unknown persons and package does not indicate a unit number. If your friends or family are having packages sent to the Solaris, please make sure they include the unit number or we will have to return package.

This also applies to packages delivered to the lockers. Please pick up daily or contact management to have it removed. Removed packages will be stored in management office and will be required to be picked up during office hours- no weekends or after hours.

***If your package is not picked up within 5 days, it will be returned to its sender.**

Front desk staff may not accept any food deliveries, flowers, parcels weighing over 50 lbs., keys, or cash. You must be home to accept these deliveries. We cannot be responsible for any perishables and do not have the space to hold any flowers, even momentarily.

As a courtesy, if your package is held in the management office and you cannot pickup during the pickup hours, please send manager email, manager@solarisbrickellbay.com, to make other arrangements.

If you will be sending someone else to pick up your packages, you must send email or authorization in writing with person name that will be picking up package. Person picking up your package must show ID to pick up package.

If you currently have any packages that have been at front desk for 2 days or more, your package will be in the management office starting today. *New Package policy hours is effective immediately.

Thank you for your attention and cooperation.
Peggy Otano, LCAM, Property Manager

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.



amazon hub

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.



Updates & Reminders

PACKAGES MUST BE PICKED UP AT FRONT DESK AND AMAZON LOCKER THE DAY THEY ARRIVE.

Boxes **MUST** be broken down, folded and brought down to the 1st floor garage/loading dock and placed in one of our trash containers. Do **NOT** place Boxes or any items in the hallway, stairwells, or garage area. Please avoid being charged for the disposal of these items.



TRASH CHUTE

Please do not place anything besides household garbage in garbage bags into the trash chute. Do not place boxes of any size, including pizza and shoe boxes into the trash chute. Do not place comforters, mattress pads, clothes hangers, or any loose items. This clogs the chute and can also damage the metal inside the chutes.

HOUSEHOLD GARBAGE ONLY

NO Personal Items, Furniture OR Electronics.

Our trash service only picks up household garbage. This is daily garbage that fits in regular garbage size bags that fit into the trash chute. Mattresses. Furniture of any size, electronics, construction debris, or any item that is not regular daily household items, may not be left onsite even for a short time or forced into the trash chute. We will be monitoring our security cameras and anyone leaving items will be charged for removal of their items. Please note that charge may up to \$500- this charge is for payment for outsourced company that is called. Please make arrangements to donate or have someone pick these items up during allowed delivery hours. Elevator reservation must be scheduled in advanced with management via email, manager@solarisbrickellbay.com.



We appreciate everyone that recycles but unfortunately, we have limited recycling due to the high number of contamination charges due to residents dumping non-recycling items into the recycling bin. We are looking into other ways to re-implement recycling but have to limit this service for the

time being. **Do not leave bottles by trash chute. Place bottles in sealed garbage bags and throw down the trash chute. If possible, please bring bags with bottles to the trash chute container on the 1st floor garage area.**



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.

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 at manager@solarisbrickellbay.com.




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.

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.





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.

In the Event of an After Hours Emergency

Please Call the Front Desk at 305.373.0013



Wipes Clog Pipes!

Place these items in the TRASH and NOT the toilet:

- Disinfecting wipes
- Paper towels
- Baby wipes
- Towelettes
- Mop refills



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

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ADRIANA ANGEL – BROKER

GABRIEL RINCON - REALTOR

Cell: 786-315-7672

AdrianaAngelR@gmail.com

186 SE12 Terrace Suite 100, Miami, FL 33131

