



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 5 Issue 6

December 2023

BOARD OF DIRECTORS

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

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

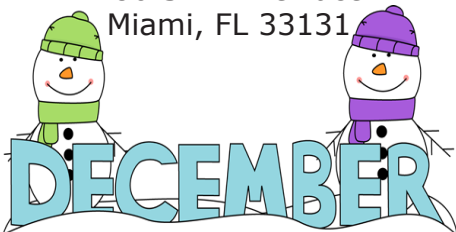
To contact Board of Directors please send email to:
info@solarisbrickellbay.com

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.cgpnnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.



Dear Solaris Owners,

We would like to update you on the outcome of the 2024 Budget Meeting that took place on Monday, December 4th, 2023. The Board of Directors approved the 2024 Budget with FULL Reserves. This means that your maintenance payment will increase, and you will need to update the new amount for your maintenance payments.

If you are on auto deduction via ClickPay, you will be required to login and update your monthly maintenance. <https://www.fsresidential.com/corporate/make-a-payment>. We recommend that all unit owners enroll in ClickPay to eliminate any payment delays.

Only owners that are **not** on Click Pay will receive payment coupons.

Payments may also be mailed directly by the unit owner to: (Please make sure you write your account number on your payments.) But it is recommended to make payment online to avoid any mail delays.

**Solaris@Brickell Bay C/O FirstService Residential Florida,
PO Box 30360
Tampa, FL 33630-3360**

***Reminder! Please do not combine your monthly maintenance and special assessment on your check. You will be charged a late fee as it will only show one payment made in your account.**

Continued on page 2

Budget 2024 (cont. from page 1)

The maintenance payment schedule is effective January 1st, 2024. Please see below to view the new maintenance amount for your unit.

SOLARIS AT BRICKELL BAY- 2024 BUDGET

Building#- Unit Type	Unit Line	Number Of Units	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A1	06,08	30	\$721.68	\$886.52	\$116.09	\$1002.61	\$30078.30
0000-A2	07	15	\$698.93	\$858.56	\$112.43	\$970.99	\$14564.85
0000-B1	01,04,05,09	59	\$1096.54	\$1346.98	\$176.39	\$1523.37	\$89878.83
0000-B2	02,03	28	\$1018.55	\$1251.18	\$163.84	\$1415.02	\$39620.56
0000-B3	PH-04	1	\$1141.00	\$1401.59	\$183.54	\$1585.13	\$1585.13
0000-B4	PH-03	1	\$1125.63	\$1382.72	\$181.07	\$1563.79	\$1563.79
0000-B5	PH-05	1	\$1072.03	\$1316.88	\$172.44	\$1489.32	\$1489.32
0000-B6	PH-02	1	\$972.22	\$1194.27	\$156.39	\$1350.66	\$1350.66
0000-C1	PH-01	1	\$1529.58	\$1878.93	\$246.05	\$2124.98	\$2124.98
0000-C2	PH-06	1	\$1511.40	\$1856.59	\$243.12	\$2099.71	\$2099.71
0000-R1	CU-01	1	\$593.45	\$728.48	\$98.56	\$827.04	\$827.04
0000-R2	CU-02	1	\$924.02	\$1134.27	\$153.46	\$1287.73	\$1287.73
0000-R3	CU-03	1	\$412.37	\$506.20	\$68.49	\$574.69	\$574.69
Total		141					\$187045.59

If you have any questions or need assistance, please call the office at 305.373.0012 or email, manager@solarisbrickellbay.com.

Sincerely,
Peggy Otano, LCAM, For the Board of Directors



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- Simplification
- Solutions

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Reminders to Our Community

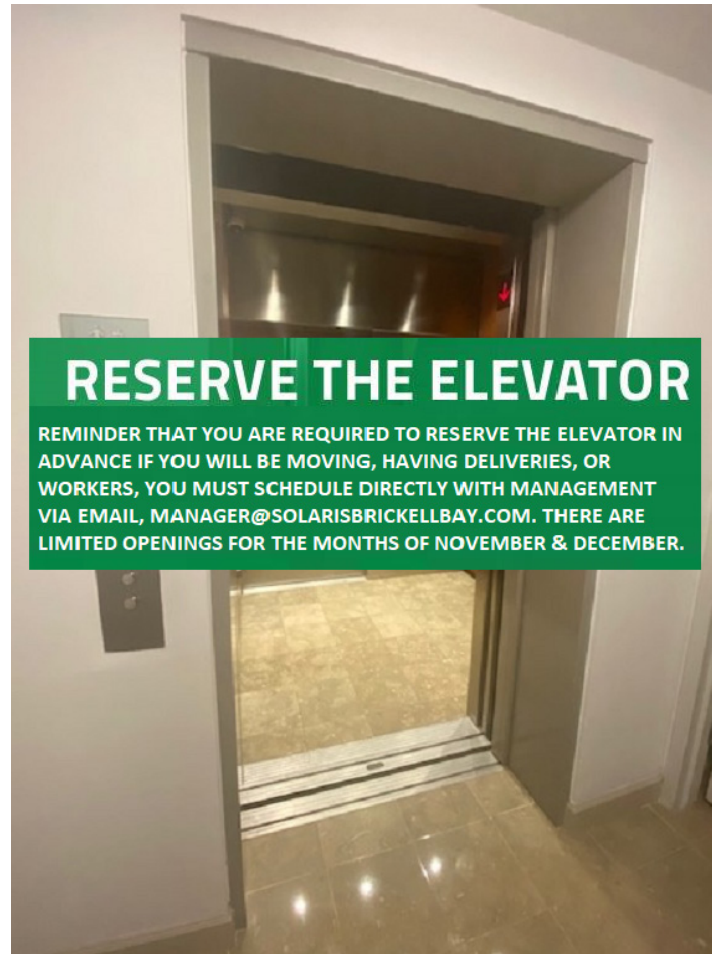
Please register your guest: All guest must check in at front desk every time they access the building as front desk must know who they are to give them access to elevator. Adding a guest to the system only waives the phone call for access. Guest must check in front desk each time. Please understand that it is for your security that we know who is in the building at all times.

Send email to Javier, sadmin@solarisbrickellbay.com, and include first and last name of each guest and the dates they will be visiting.

Smoking and other odors: As a friendly reminder 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, 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. If you accidentally burn food, do not open the front door as it will set off the buildings fire alarm, instead open all the windows and sliding glass door to air out the odors. These suggestions would decrease any allergic reactions on your neighbors, false fire alarms, second hand smoke, etc. We also ask that you dispose of cigarette butts in an ashtray and refrain from throwing them off balcony as it is damaging furniture and could cause a fire.

Cleaning of Balconies: When cleaning your balconies, please do not throw water over the edge. Also, if you are using the balcony for your pet to conduct their business, clean up after your pet and do not let it seep over the edge. We have received many complaints due to the pet urine falling over balcony and making a mess in balcony and furniture below and it is also damaging the balcony rails and exterior of building.

Thank you for your cooperation in these matters.
Management



RESERVE THE ELEVATOR

REMINDER THAT YOU ARE REQUIRED TO RESERVE THE ELEVATOR IN ADVANCE IF YOU WILL BE MOVING, HAVING DELIVERIES, OR WORKERS, YOU MUST SCHEDULE DIRECTLY WITH MANAGEMENT VIA EMAIL, MANAGER@SOLARISBRICKELLBAY.COM. THERE ARE LIMITED OPENINGS FOR THE MONTHS OF NOVEMBER & DECEMBER.

PEST CONTROL

Residents our pest control vendor visits our property on the 1st Tuesday of every month. Any resident that wishes to have their unit serviced for a charge of \$15 must inform the management office by sending email, sadmin@solarisbrickellbay.com, at least one day in advance to make arrangements. Payment is due on completion of service on same day. Payment should be made to All Florida Pest Control.





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 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.
- Cash Accepted and may only be dropped off with Management. Receipt will be submitted.
- 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 22, 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!

SOLARIS STAFF
2023

MANAGEMENT TEAM
Peggy Otano – Property Manager
Javier Cortes – Administrative Assistant

MAINTENANCE TEAM
*Joel Abad – Maintenance Supervisor
*Yosbanys Rodriguez- Maintenance

HOUSEKEEPING TEAM
*Katuska Chuy
*Mariela Arteaga

FRONT DESK TEAM
*Jessica Joseph
*Ernesto Masjuan
*Yovani (Gio) Perez
*Nefthali Bermudez
*Julio Laborde

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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 Boaz License #P17524



The management office of the Solaris @ Brickell Bay Condominium Holiday hours is the following:

- Friday, December 22nd: CLOSED
- Monday, December 25th: CLOSED
- Friday, December 29th: 9am to 12pm (NOON)
- Monday, January 1st: CLOSED

Please do not schedule workers, deliveries or removals during these dates as they will not be granted access to the building during holidays, weekends or after office hours.

Deliveries/moves or workers must be arranged directly with management. Advanced notice is required and COI must be submitted to management 48 hours in advance. If you need help or have an emergency, contact front desk, (305) 373-0013. Our office will resume normal business hours on the other days.

We wish you and your family a very Happy Holidays and Great New Year!

The Solaris Team and Board of Directors.



El horario de la oficina de administración del condominio Solaris @ Brickell Bay es el siguiente:

- Viernes, 23 de diciembre: Oficina cerrada*
- Lunes, 26 de diciembre: Oficina cerrada*
- Viernes, 29 de diciembre: de 9 a.m. a 12 p.m.*
- Lunes, 1 de enero: Oficina cerrada*

No programe trabajadores, entregas o mudanzas durante estas fechas, ya que no se les otorgará acceso al edificio durante las vacaciones, los fines de semana o después del horario de oficina.

Las entregas / mudanzas o los trabajadores solo se permiten de lunes a viernes entre las 9 am y las 4 pm y deben organizarse directamente con la gerencia. Se requiere notificación previa y el COI debe enviarse a la gerencia con 48 horas de anticipación. Si necesita ayuda o tiene una emergencia, comuníquese con la recepción, (305) 373-0013. Nuestra oficina reanudará el horario comercial normal los otros días.

¡Les deseamos a usted y a su familia unas felices fiestas y un gran año nuevo!

Administración



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.



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."

www.miamidade.gov/district05
305-375-5924
District5@miamidade.gov

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

 @CommishEileen

 @CommishEileen

 Inside D5 Newsletter



2023 Holiday Package Hours

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 after 1 day from the front desk, it 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 3pm, Monday to Friday. (Please note that office may be closed if manager is not onsite)

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 checked in at front desk and will be stored in lobby or in management office.

***If your package is not picked up within 3 days, it will be returned to its sender.** The front desk cannot accept any food deliveries or flowers. 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 reminder, the front desk cannot accept parcels weighing over 50 lbs., any keys, or cash.

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

Horario de paquetes durante las fiestas

Debido a la temporada navideña, estamos experimentando un gran volumen de paquetes y nuestro espacio de almacenamiento es muy limitado. Solicitamos que todas las parcelas se recojan dentro de 1-2 días de recibir la notificación de entrega. Si los paquetes no se recogen después de 2 días en la recepción, se retirarán y se guardarán en la oficina de administración. Solo podrá recoger paquetes en la oficina de administración entre las 10 a.m. y las 3 p.m., de lunes a viernes. (Tenga en cuenta que la oficina puede estar cerrada si el gerente no está en el edificio)

También estamos recibiendo muchos paquetes para personas desconocidas y el paquete no indica un número de unidad. Si sus amigos o familiares están enviando paquetes a Solaris, asegúrese de que incluyan el número de unidad o tendremos que devolver el paquete.

Esto también se aplica a los paquetes entregados en los lockers. Recójer todos los días o comuníquese con la administración para que lo eliminen. Los paquetes retirados se registrarán en la recepción y se almacenarán en el vestíbulo o en la oficina de administración.

*** Si su paquete no es recogido dentro de los 2 días, será devuelto a su remitente.** La recepción no aceptara entregas de alimentos o flores. Debe estar en casa para aceptar estas entregas. No podemos ser responsables de ningún producto perecedero y no tenemos espacio para guardar flores, ni siquiera momentáneamente. Como recordatorio, la recepción no puede aceptar paquetes que pesen más de 50 libras, llaves, o dinero en efectivo.

Como cortesía, si su paquete se encuentra en la oficina de administración y no puede recogerlo durante el horario de recogida, envíe un correo electrónico al gerente, manager@solarisbrickellbay.com, para hacer los arreglos para recoger. Si va a enviar a otra persona para que recoja sus paquetes, debe enviar un correo electrónico o una autorización por escrito con el nombre de la persona que recogerá el paquete. La persona que recoge su paquete debe mostrar una identificación para recoger el paquete.

Si actualmente tiene algún paquete que ha estado en la recepción durante 2 días o más, su paquete estará en la oficina de administración a partir de hoy.

* El nuevo horario de la política del paquete es efectivo de inmediato.

Gracias por su atención y cooperación.

Peggy Otano, LCAM
Administrador de la propiedad



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.

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In the Event of an After Hours Emergency

Please Call the Front Desk at **305.373.0013**



SOLARIS
BRICKELL BAY

Attention all dogs:

KEEP YOUR PEOPLE ON A LEASH AT ALL TIMES!



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

