



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 5 Issue 7

January 2024

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Secretary..... Pierre Chartrand
Treasurer Terrence Tennant
Director Gabriela Ozaki

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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



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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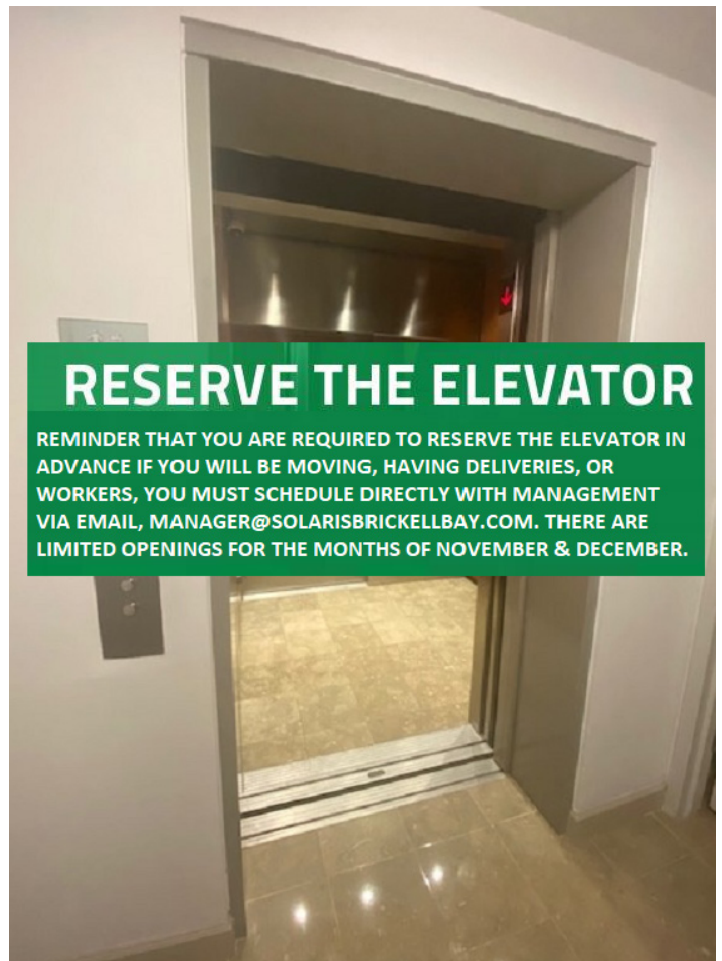
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RESERVE THE ELEVATOR

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](mailto:manager@solarisbrickellbay.com). THERE ARE LIMITED OPENINGS FOR THE MONTHS OF NOVEMBER & DECEMBER.



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

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.



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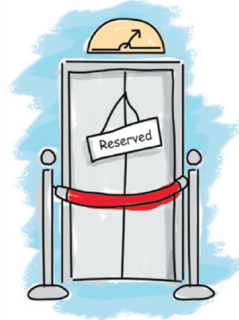
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Reminder for Worker Access and Elevator Reservations

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.

ELEVATORRESERVATIONS:

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.

PARKING SPACES and GARAGE ACCESS ARE FOR RESIDENT’S ONLY

We do not have parking for workers onsite. Only moving/delivery trucks that reserve elevator and submit the required fees and documents will have parking. We can only accommodate and schedule (1) truck per day during the allowed days/hours.

Reminder that residents do not own parking spaces. Each resident is assigned (1) parking space and only (1) residents’ registered vehicle may park in the assigned space. Resident’s may not loan or allow any non-resident to park on their space.

This applies to resident and commercial units.

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.



A friendly reminder to 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, cannabis, 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 and bathrooms.

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 cars and could cause a fire.



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



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.

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.

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!

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Please Call the Front Desk at **305.373.0013**



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GABRIEL RINCON - REALTOR

Cell: 786-315-7672

AdrianaAngelR@gmail.com

186 SE12 Terrace Suite 100, Miami, FL 33131

