



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 5 Issue 11

May 2024

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Sadmin@solarisbrickellbay.com

To contact Board of Directors please send email to:
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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.

Keep it clear, keep it safe!

✗ Communal areas are also escape routes and must be kept clear at all times.

✓ Fire safety signage and Fire Action Notices are there for your information and safety.



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 sales and rentals must go through the application process**** Please respect the community by following all established procedures.

Thank you!

Understanding Insurance For Covering Your Condominium Unit-Just The Basics

Why do I need condo insurance when I am already covered by my condo association?



Many condo owners assume that since they pay a monthly pay condo association fee, they are fully covered by the condo association's master insurance policy. Unfortunately that's not the case.

Your condo association insurance only covers the building's exterior structures, commonly owned property such as walkways, hallways, pool area and liability for the condo association. The condo owner assumes all responsibility for the interior of their unit.

HO6 Policy (Condo Owner Insurance): what a typical condo insurance policy covers

Condo insurance is designed specifically to protect owners from assuming risks and goes well beyond what's covered in a basic condo association insurance policy. Condo insurance covers specific components of your unit, which includes floors, walls and ceilings, fixtures, and protects against property damage, bodily injury liability and loss of use.

Condo insurance also provides coverage protection from windstorms, fire and lightning, theft or break in, smoke and vandalism.

If your building is destroyed, the condo association's insurance will pay to rebuild the common areas and your unit, but you will be responsible for all of the unit's interior items depending upon what's in your condo association's master insurance policy.



How does condo insurance differ from homeowners insurance?

- One of the key differences between condo and homeowners insurance is that condo owners are typically responsible for insuring just a portion of the property that they own.
- Like homeowners insurance, condo insurance does cover interior structures like cabinetry, flooring, countertops and lighting but does not cover exterior walls and exterior structures. Condo insurance is similar to homeowners insurance in other aspects because it covers you from theft, damage, vandalism and fire and also protects you from personal liability if someone is injured in your home and loss of use if you have to live somewhere while your home is being repaired.



How much coverage should I have?

You need to determine which part of your condo you are responsible for insuring and decide how much coverage you will need.

Condo owners should have a complete estimate of the value of their personal property by documenting (video or photographs) the interior of their unit (property and structures).

Keep a list of estimated replacement costs, which will help to determine how much insurance to purchase and also allow you to calculate your losses if you ever need to file a claim. It's important that condo owners understand what's covered in their condo association's master insurance policy so you don't purchase too much or too little insurance



HO-6 Condominium Unit Owners Policy

- Coverage A – Building-Interior of Unit
- Coverage C – Personal Property-Furniture, Clothing, Storage Unit
- Coverage D – Loss of Use- Additional Living Expenses when unit is damaged due to a covered loss.
- Coverage E – Personal Liability- Claims arising from Liability as Owner of the Unit.
- Loss Assessment Coverage – To reimburse for assessments made by Association for covered losses.



HO-4 Renter's Policy

- Coverages:
 - Personal Property/Contents
 - Loss of Use
 - Personal Liability



Hurricane Season is Fast approaching

- Please be sure that you are protected for your interior floors, walls and ceilings as well as your personal belongings.
- Your personal automobile policy can protect your vehicle against flood damage. This is an additional coverage that vehicle owners may elect to purchase known as "comprehensive" coverage. Most insurance companies will allow you to purchase comprehensive without collision. This may be extremely beneficial to those owners whose vehicles are parked in the garage.



INSURANCE REQUIREMENTS FOR CONTRACTORS OR SUBCONTRACTORS

GENERAL LIABILITY COVERAGE REQUIREMENTS:

- OBTAIN CURRENT CERTIFICATE OF INSURANCE FROM ALL CONTRACTORS OR SUBCONTRACTORS PROVIDING EVIDENCE OF GENERAL LIABILITY COVERAGE WITH LIMITS OF INSURANCE
- EVIDENCE OF INSURANCE SHOULD REFLECT THE ASSOCIATION HAS BEEN NAMED AS ADDITIONAL INSURED UNDER THE CONTRACTOR OR SUBCONTRACTOR GENERAL LIABILITY POLICY.

WORKERS COMPENSATION COVERAGE REQUIREMENTS:

- OBTAIN CURRENT CERTIFICATE OF INSURANCE FROM ALL CONTRACTORS OR SUBCONTRACTORS WITH EMPLOYEES PROVIDING EVIDENCE OF STATUTORY WORKERS COMPENSATION COVERAGE.
- OBTAIN CERTIFICATE OF EXEMPTION FROM THE STATE OF FLORIDA FOR ALL CONTRACTORS OR SUBCONTRACTORS WITHOUT EMPLOYEES.

Parking Spaces and Garage Access are for Residents' Only

We DO NOT HAVE PARKING FOR WORKERS ONSITE. Only moving/delivery trucks that reserve elevators 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) resident's vehicle may be registered and parked 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.*



PLEASE PARDON OUR PROGRESS

Construction Noise will continue intermittently for the duration of the pool and garage repairs during the allowed hours of Monday to Friday, 9:00am to 5:00pm. Noise will not occur during Holidays or on Weekends.

We apologize for the inconvenience.



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FOB's/Access Controls & 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.




CALL US BEFORE YOUR INSURANCE COMPANY!!

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Rami Bazar, License #P162924



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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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Condo Resident Perks!

NOW THROUGH MAY 31ST

NATIONAL SAVE YOUR HEARING EVENT

Did You Know: May is Speech-Language -Hearing Month

Untreated hearing loss is surprisingly common. People may not even realize they're missing sounds and words. A hearing examination is the first step to addressing it.



Melanie Plotkin, H.A.S., Hearing Aid Specialist
Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

Exclusive Offers for Condo Residents!

Get \$1000 OFF

Towards the purchase of a new pair of **Starkey Genesis AI** or **Signature Series Rx** hearing devices.¹ Genesis AI hearing aids feature a waterproof design & rechargeable battery that can last up to 51 hours on a single charge.² Signature Series offers clear, true-to-life sound in advanced technology custom fit to hide discreetly in your ear.



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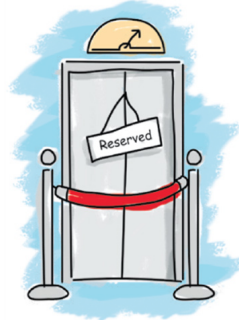
1. Cannot be used on prior purchases or combined with prior discounts. \$1,000 off HAA's SRP.
2. RIC model.

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.

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.

Trash Chute Etiquette

Please do not throw glass items down the chute.

Please double bag your trash bags. We have many stains on the carpet due to liquids seeping out of trash bags.


Please **do not** throw cardboard boxes or large items down the trash chute. Cardboard boxes must be flattened and brought down to the dumpster area(s).





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 am - 5 pm	MIAMI BEACH OFFICE 1700 Convention Center Drive, ground floor Miami Beach, Florida 33139 Monday / Wednesday 9:30 am - 4:30 pm
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 @CommishEileen

 Inside D5 Newsletter

 Commissioner **Eileen Higgins**
District 5



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.

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.



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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SOLARIS
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We handle the management of several units in the building

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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

