



SOLARIS BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 5 Issue 12

June 2024

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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.

SOLARIS AT BRICKELL BAY HURRICANE PROCEDURES

Presented by Peggy Otano, LCAM

We want to inform you of the building's policy in the event of a hurricane. These policies and procedures combine with the hurricane procedures recommended for the building by FirstService Residential with the Boards approval.

First Service Residential has a responsibility and a protocol to safeguard the residents, the employees, and the mechanical equipment during a storm, based on our knowledge and experience.

We want to explain the storm factors that could damage pump motors and electrical components in the building. The procedures are documented and communicated to the manager as a recommendation of what should be followed in each building as the most effective and conservative approach to protecting the building's systems under the effects of a storm. The protocol is general in its approach but offers the greatest chance of protecting the mechanical equipment in any building. This protocol has been specifically tailored to the building in cooperation with the Board of Directors, in as far as each building is to some degree different from others in terms of mechanical design and component variations. These variations are building specific and cannot be generalized to all properties.

The protocol for safeguarding the mechanical equipment is set into motion at the time when a hurricane warning is issued to our geographical area and starts with the least necessary equipment leaving the most indispensable equipment for last.

HURRICANE WATCH

At the time of a **Hurricane Watch** – a hurricane may threaten the area within 48 to 36 hours – we begin securing the building. The Staff on site will protect all common areas.

- Pool deck furniture and pool lounge chairs will be removed and stored in the garage on the corner of the handicap parking spots.
- Sandbags will be in place in front of entrance and exit common area doors.



Continued on page 2

Hurricane (cont. from page 1)

- (Rooftop Doors, (2) Doors on Lobby/Ground level floor, 2nd floor door leading to the sundeck, and elevator landings)
- Pool and Spa water level will be brought down 6 inches.
- Hurricane Supplies bin will be left behind the front desk with specific instructions.
- Some landscape will be protected with burlap if applicable.

HURRICANE WARNING

When a **Hurricane Warning** – hurricane force winds are expected to make landfall within 24 hours – has been issued and after all preparations have been completed, non-essential personnel, under the direction of the manager, will leave at the end of their shifts. Typically, a mandatory evacuation order is also announced at this time in all coastal areas. This mandatory evacuation creates a critical time frame in which the staff must execute the final mechanical protocols before the storm reaches the building.



Open Evacuation Centers:

https://mdc.maps.arcgis.com/apps/LocalPerspective/index.html?appid=872_b68d3d1764d8fb43e9cbbdae54e2

Emergency Bus Pickup Sites:

https://mdc.maps.arcgis.com/apps/LocalPerspective/index.html?appid=137_0616f290c4dcda3dad3da7da81cc8

ESSENTIAL PERSONNEL

The essential personnel – manager, maintenance, and front desk staff – will remain at the property maintaining building services and assisting residents as they follow the mandatory evacuation order. When sustained winds reach 45 mph and the hurricane continues to be an imminent threat, the essential personnel, in agreement with the Board of directors, will begin to shut down the properties four main mechanical systems- **elevators, HVAC equipment, domestic water pumps and pool equipment.** This helps to assure that your systems will not be damaged as a result of operating during the storm and will be operational after conditions return to normal and power has been restored. After the shutdown has been completed, our essential personnel will follow the mandatory evacuation order issued by the appropriate governmental agency and leave the property.

Continued on page 3

MANDATORY EVACUATION ORDER

1. Evacuation orders are issued by Miami-Dade County Office of Emergency Management according to the guidelines of the National Hurricane Center and the County's Evacuation Zone Map. (<http://www.miamidadegov/hurricane/>).
2. If a mandatory evacuation order is issued, Management will make announcements (in both English/Spanish) over the building loudspeaker. Evacuation notices will also be sent via email and posted in the lobby area. The announcements will inform residents of the approximate time that the elevators and other building services will be shut down.
3. Residents who decide not to abide by a mandatory evacuation order will be asked to inform management so that a list of residents that will remain in the building can be available in case of an emergency.
4. Remember that City's emergency services (911, Police, Fire, and Fire Rescue) will not be available during a storm.

Links For Evacuation Centers & Flood Zones

Storm Surge Planning Zone:

https://mdc.maps.arcgis.com/apps/webappviewer/index.html?id=4919c85a4_39f40c68d7b3c81c3f44b58

Evacuation Order:

https://mdc.maps.arcgis.com/apps/webappviewer/index.html?id=3083fae24_7bc4e0cadde6db5075f52f0

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Hurricane (cont. from page 2)

FirstService Residential will not require or encourage any employee to remain on the property in violation of an evacuation order. Any employee remaining at the property, at the request of the Board, after this shut down, is required to accept the terms of and sign a waiver form provided by FirstService Residential. Board signature is also required on the waiver.

Essential employees will return to your property as soon as physically possible *after sustained winds have dropped below 45 mph and an all clear has been issued.*

All other employees are required to report back to your property at daybreak and when sustained winds have dropped below 35 mph. Employees will have the option of using any available sick time to be compensated for any time missed due to a mandatory evacuation.

MAIN MECHANICAL SYSTEMS

ELEVATORS

Elevators are to be parked on an upper floor of the building with the doors closed. (The highest possible floor is recommended by the elevator company). Maintenance will pull disconnect switch in the machine room in the off position before power fails.



WHY:

In the event of a coastal surge, flooding will damage the elevators and fill the pits. If the elevators are running and the power is interrupted, residents may be stuck inside the cabs for long periods of time. Evidence has shown that many people suffer anxiety or heart attacks in these situations. Emergency crews may not be able to respond to 911 calls under hurricane conditions.

HVAC SYSTEM



Power to the air conditioning units that cool the residential hallways and cooling tower that cool the units will be shut off. Most outdoor units are specifically designed to handle inclement weather and are resistant to things such as rain, wind, heat, cold, etc., however, they are not designed to be immersed in water and they don't seem to like heavy rains.

WHY:

The electrical components are sealed, and connections are made to block out moisture. The compressor and condenser are made of aluminum, copper, and other metals, and are made to handle regular rain but, rising water and heavy hurricane rain can short out electrical connections, not only creating a problem but a very dangerous one.

Depending on availability one to several

weeks of down time can be expected for repairs. The Board may wish to purchase extra components to be used for quicker replacement should they decide to leave the equipment running.

DOMESTIC WATER PUMPS

Staff will turn off power to the domestic water pumps.



WHY:

Loss of electrical power will cause pumping stations to lose pressure. If not, enough water reaches the pumps, they may burn out.

ELECTRICITY (FPL)

IMPORTANT:

MANAGEMENT/BUILDING STAFF does NOT shut off electricity to the building.

City/FPL will shut off electricity at their discretion in an event of emergency.

Continued on page 4

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Rami Boaz License #P17524

Hurricane (cont. from page 2)

REMOVAL OF BALCONY FURNITURE

1. It is the **responsibility of each unit owner to remove all balcony furniture within twenty-four (24) hours after a "Hurricane Watch" has been issued for our area.** Building personnel will be busy securing the common areas and will not be available to assist owners to bring in furniture, close storm shutters, etc. Owners are urged to plan in advance in preparation for hurricane season.
2. Unit Owners who have travel plans during the hurricane season must bring all patio furniture inside prior to leaving or should designate someone to remove the furniture within the specified time frame.
3. Owners are **required** to leave a key in the management office for emergency purposes.
4. Once a "Hurricane Watch" is issued, a locksmith may be called to open the front door of all unoccupied units with balcony furniture that have not left keys with management. The Unit Owner will be billed for all costs related to this locksmith service.
5. Solaris at Brickell Bay Condominium Association, Inc., FirstService Residential, or any of their directors or employees will not assume responsibility for removing furniture from balconies during hurricane preparations. Unit owners will be fully liable for all damage resulting from balcony furniture that is not removed accordingly.

OTHER

EMERGENCY EXIT

Emergency EXITS and STAIRS will be accessible at all times. Please be aware that when Exiting building, door will automatically lock and you will not be able to re-enter through the same door.

Emergency exits lead you to the East or West side of the building.

GARAGE GATES

All gates will remain closed. Residents can use their clickers to enter or exit in case of an emergency. We want to avoid the gates from damaging while operating during high winds, so we ask residents to use them **IF** you have an emergency and need to leave the property.



In event of FPL shutting off electricity, gates will be left open when streets are open and accessible.

BICYCLES & MOTORCYCLES

We encourage all residents who have bicycles and motorcycles in the garage place a locking mechanism for safety. The Association is not responsible for any damages nor theft.



CONDO INSURANCE HO-6

If you own a unit and share things like a roof, staircases and common grounds with other owners, you will need to purchase a condo unit owners insurance policy (also known as an HO-6 policy). An HO-6 policy is designed to work "together" with your association's master policy and provide coverage for anything that is not covered in that master policy. Keep in mind that you are typically responsible for covering the interior of the unit, plus the things you own. Think about it this way: the association covers the roof but you are responsible for the ceiling. It's important that you fully understand your coverage responsibilities in order to prevent an unpleasant surprise if you ever experience a loss.

What is Covered?

- Additions & Alterations
- Loss of use
- Personal Property
- Personal Liability
- Loss Assessment

What You need to know?

- Aside from protecting your personal property and liability, your policy should cover items like flooring, wall covering and, fixtures
- Most townhouses typically need an HO-6 policy instead of an HO-3 homeowners' policy
- Make sure to read your association's governing documents as they will outline owners versus association responsibilities

When might you need insurance?

- Someone falls on your property and claims you are responsible for medical bills
- Your pet bites someone and you are found responsible for damages caused
- You need a lawyer to defend you in the case of being sued

Continued on page 6

Condo Resident Perks!

Now through June 30th!

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2. RIC model.

Hurricane (cont. from page 4)

- Personal items are stolen from your home (or anywhere else in the world!)
- You accidentally cause damage to the units surrounding your own

RENTER’S INSURANCE HO-4

If you rent a unit or a house you might have not given insurance much thought. We are here to remind you that although you don’t own your home, you do have a lot of things inside it that protects you and your family in the case of accidentally hurting another person or damaging your things. Don’t wait until you are in a tough spot to think about insurance.

What is Covered?

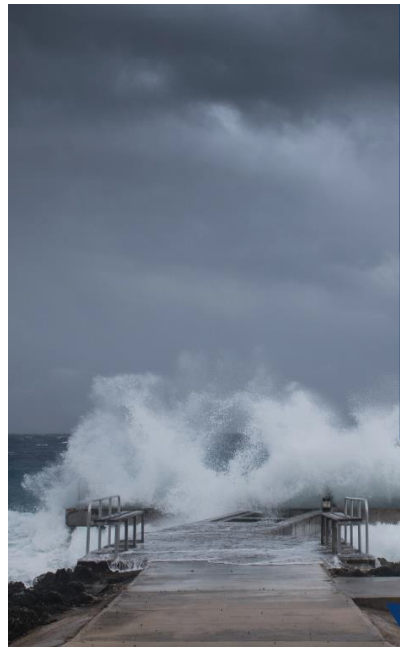
- Personal Property
- Personal Liability
- Additional Living Expenses

What you need to know

- Your landlord’s insurance does not protect you or your belongings
- You are probably underestimating how much it would cost to replace everything you own
- Renters insurance is usually affordable and very easy to obtain

When might you need insurance?

- Someone falls on your property and claims you are responsible for medical bills
- Your pet bites someone and you are found responsible for damages caused
- You need a lawyer to defend you in the case of being sued
- Personal items are stolen from your home (or anywhere in the world!)
- You accidentally cause damage to the units surrounding the one you rent



Disaster Preparedness Sales Tax Holiday

- \$10 or less**
 - Wet dog or cat food if sold individually or the equivalent if sold in a box or case
- \$15 or less**
 - Manual can openers
 - Collapsible or travel-sized food or water bowls for pets
 - Cat litter pans
 - Pet waste disposal bags
 - Hamster or rabbit substrate
- \$20 or less**
 - Reusable ice
 - Leashes, collars, and muzzles for pets
 - Pet pads
- \$25 or less**
 - Cat litter weighing 25 or fewer pounds
- \$40 or less**
 - Portable self-powered light sources
 - Pet beds
- \$50 or less**
 - Portable self-powered radios, two-way radios, or weather-band radios
 - Gas or diesel fuel tanks
 - Batteries, including rechargeable batteries, listed sizes only:
 - o AA-cell
 - o AAA-cell
 - o C-cell
 - o D-cell
 - o 6-volt
 - o 9-volt
- \$60 or less**
 - Nonelectric food storage coolers
 - Portable power banks
- \$70 or less**
 - Smoke detectors or smoke alarms
 - Fire extinguishers
 - Carbon monoxide detectors
- \$100 or less**
 - Tarpaulins or other flexible waterproof sheeting
 - Ground anchor systems
 - Portable pet kennels or pet carriers
 - Dry dog or cat food weighing 50 or fewer pounds
 - Over-the-counter pet medications
- \$3,000 or less**
 - Portable generators used to provide light or communications or to preserve food in a power outage

June 1-14, 2024
 August 24-September 6, 2024
 Visit floridarevenue.com/DisasterPrep



Disaster Preparedness Animal Supplies Checklist
Hurricane Season is June 1 – November 30
PREPARE YOUR PET’S DISASTER KIT TODAY!

FIRST AID KIT

Food

- Two-week supply
- Manual Can Opener

Water

- Two-week supply

Bowls

- For food & water that attach to cage

Portable Carrier / Crate

- Large enough for pet to stand & turn around in.
- Each pet in separate crate.

Cat Litter & Litter Box

- Litter Scooper

Cleaning Supplies

- Paper Towels

- Disinfectant
- Plastic Trash Bags
- Hand sanitizer
- “Quick Bath” wipes
- Plastic poop bags
- Identification**
 - Collar, Tag & Leash
 - Microchip (Registered with national database)
 - Current photo of every pet WITH OWNER (to prove that you are the pet’s owner)
 - First Aid Guide Book
 - Roller Bandages
 - Scissors
 - Gauze
 - Antibiotic Ointment
 - Medications
 - Medical records (stored in a water-proof container or plastic bag)

EMERGENCY CONTACT SHEET

PLEASE COMPLETE THE EMERGENCY CONTACT INFORMATION SHEET THAT IS ATTACHED AND RETURN TO THE FRONT DESK, MANAGEMENT OFFICE OR EMAIL TO SADMIN@SOLARISBRICKELLBAY.COM.

PLAN AHEAD FOR THE WHOLE FAMILY

Emergency action plans for your family should include the animal members of your family.

For many people, pets are not just animals— pets are family. They count on us for food, shelter, safety, well-being and love and give us so much more in return.

Keep yourself and all the members of your family safe.

**Miami-Dade County Animal Services
Pet Adoption and Protection Center**

3599 NW 79th Avenue
Doral, FL 33122

**For more information
call 311 or visit
animals.miamidade.gov**



**EMERGENCY
PLANNING WITH
YOUR PETS**

Miami-Dade County Animal Services



IF YOU STAY HOME, STAY TOGETHER

In the event of a disaster, what's best for you is typically best for your pet.

- Be sure to bring your pets indoors as soon as you learn of an emergency situation.
- Close off unsafe nooks and crannies where your frightened cat may hide.
- Place your pets in crate or carriers and keep them with you.
- If you must wait out a storm or other disaster at home, identify a safe area where you can all stay together.

IF YOU EVACUATE, STAY TOGETHER

If you must evacuate it's important to know ahead of time if your pet will be permitted to stay with you.

- Make a list of pet friendly hotels and motels in your local area. Ask if a "no pet" policy can be waived during emergencies.
- Make a list of boarding facilities and veterinarians that can shelter your pet.
- Find a friend or relative that lives outside the evacuation zone who would be willing to care for your pet temporarily.
- Pet owners residing in qualified evacuation zones, unsafe structures or mobile homes can participate in the Pet-Friendly Evacuation Centers (PEC). Appropriate food and supplies must be provided by the pet owners. Family member must remain in the evacuation center with the pets For more information, call 311.

PREPARE AN PET EMERGENCY KIT

Whether taking shelter at home or evacuating to a safe place, it's important to include pet supplies and equipment needed to care for your pet. Store the emergency kit and leashes as close to an exit as possible. Make sure that everyone in the family knows where it is, and that it clearly labeled and easy to carry.

Supply and equipment checklist:

- Dry/Wet food for at least 2 weeks
- Manual can opener for canned food
- Two weeks supply of water
- Bowls
- A portable carrier, for each pet, large enough to stand and turn around in
- Dog leash and muzzle if required
- Dog license/ID on collar
- State/Federal issued ID of pet owner
- Proof of rabies vaccine
- Medications
- Litter scooper
- Paper towels
- Disinfectant
- Hand Sanitizer
- Plastic poop bags
- Toys
- Training pads

KEEP A COLLAR AND TAGS ON PETS



Keep a collar and tag on both dogs and cats at all times. Make sure your dog's license tag is current and all pets are also current on rabies vaccination. Check your pets ID tags and update any changes in contact telephone number.

Pet license tags and ID tags can be a lost pet's ticket home. Call 311 for more information.

MICROCHIP YOUR PETS

Because tags and collars may come lose and leave your pet without ID, a microchip provides an inexpensive permanent form of identification that's safe and effective for all pets.



A microchip can be a sure way to be reunited with your pet, but only if you keep the microchip registration up-to-date.

Speak to your veterinarian about microchipping your pet. Microchipping is also available at Miami-Dade Animal Services, call 311 for more information.



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WASN'T RAINING WHEN
NOAH BUILT THE ARK.”**
— COMMON SAYING


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 Inside D5 Newsletter

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Eileen Higgins
 District 5

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