



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 6 Issue 3

September 2024

BOARD OF DIRECTORS

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

PROPERTY STAFF

Property Manager..... Peggy Otano
Admin Asst. Javier Cortes
Maint Super Joel Abad

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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.

SOLARIS SPECIAL ASSESSMENT

September 16th, 2024

Dear Unit Owners,

The Board of Directors would like to thank you for the patience that you have demonstrated these past few years. We have been working hard to find the best path leading to Solaris’s future in completing the pool, pool deck, and garage project and repairs.

Since Solaris has started the pool project and garage repairs, the engineer and contractor have found unforeseen additional repairs, which are required to be completed to operate and properly complete the project. It is this board’s fiduciary duty to propose a special assessment to fulfill the Association commitment to complete this project to avoid any future issues with the insurance renewal and city/state requirements and mandates.

The Special assessment of **\$2,011,008** will be levied to cover the pool, pool deck and garage with contingencies including, soft cost – i.e. engineering, legal, accounting, clerical fees, parking and other fees and expenses related to the foregoing and for the replenishment of reserves.

SOLARIS- SPECIAL ASSESSMENT BUDGET 2024

Item List –	Total by section
Project Balance and Engineer Cost (Original Project Cost \$842,657)	\$380,613
Change Orders	\$584,212
Parking charges	\$59,500
Replenish SA Funds (funds were used to continue pool project)	\$604,926
Replenish RESERVES (funds used for BDA & 2023/2024 Insurance)	\$374,757
FSR Special Assessment Accounting Processing fees & charges	\$7,000
TOTAL SPECIAL ASSESSMENT	\$2,011,008

Continued on page 2

Special Assessment (cont. from page 1)

Before announcing this decision, the Board of Directors reviewed all the factors involved in this decision and advised the membership on several occasions at open board and town hall meetings. We understand that this is an additional expense for each one of us owners. However, it is a necessary expense for the reasons mentioned above and to prevent Solaris at Brickell Bay from falling into financial uncertainty. Please review attached presentation from Marcon Forensics Engineering with explanation and details of the additional issues found in the building garage and pool that require unprecedented repairs. Below is the payment schedule of the special assessment factoring the costs as mentioned above.

Solaris @ Brickell Bay Condominium**2024- Special Assessment Breakdown****Payment Schedule - November 1st, 2024 through May 1st, 2026.**

Building#-Unit Type	Unit Line	% Of Unit Ownership	# Of Units	Proposed Monthly Per Unit - 18Months	Proposed Monthly Total All Units Maintenance - 18 Months	Total	ONE TIME PAYMENT & TOTAL AMOUNT DUE
0000-A1	06,08	0.53580	30	\$598.61	\$17,958.30	\$323,249.43	\$10,774.98
0000-A2	07	0.51890	15	\$579.73	\$8,695.93	\$156,526.81	\$10,435.12
0000-B1	01,04,05,09	0.81410	59	\$909.53	\$53,662.52	\$965,925.35	\$16,371.62
0000-B2	02,03	0.75620	28	\$844.85	\$23,655.71	\$425,802.79	\$15,207.24
0000-B3	PH-04	0.84710	1	\$946.40	\$946.40	\$17,035.25	\$17,035.25
0000-B4	PH-03	0.83570	1	\$933.67	\$933.67	\$16,805.99	\$16,805.99
0000-B5	PH-05	0.79590	1	\$889.20	\$889.20	\$16,005.61	\$16,005.61
0000-B6	PH-02	0.72180	1	\$806.41	\$806.41	\$14,515.46	\$14,515.46
0000-C1	PH-01	1.13560	1	\$1,268.72	\$1,268.72	\$22,837.01	\$22,837.01
0000-C2	PH-06	1.12210	1	\$1,253.64	\$1,253.64	\$22,565.52	\$22,565.52
0000-R1	CU-01	0.45490	1	\$508.23	\$508.23	\$9,148.08	\$9,148.08
0000-R2	CU-02	0.70830	1	\$791.33	\$791.33	\$14,243.97	\$14,243.97
0000-R3	CU-03	0.31610	1	\$353.16	\$353.16	\$6,356.80	\$6,356.80
Total			141	\$10,683.48	\$111,723.23	\$2,011,008.00	

To make this small special assessment less burdensome, we have decided to collect assessment in eighteen installments if so desired. **It can also be paid in full in one installment.** The first payment will be due on **November 1st, 2024.**

The installments can be paid through *ClickPay* directly online via website: <https://www.clickpay.com/Home.aspx> (Note that there is a service charge of \$3.00 each month if paid through ClickPay monthly. There is no service charge if you are set up for auto payments.)

You may also mail payment to:

Solaris@Brickell Bay
C/O FirstService Residential
P.O. Box 30360
Tampa, FL 33131

Your account number is #A690 0000 _____ 01 (THIS COMPLETE NUMBER MUST BE ON CHECK FOR PROPER POSTING OF PAYMENT) Unit Number. (please do not send post-dated checks as they will be deposited)

If you have additional questions or need assistance, please call the office at 305.373.0012 or send an email, manager@solarisbrickellbay.com and someone will follow up with you.

As always, we appreciate all the trust and understanding from this wonderful community as we continue to work as a team with each of you to bring Solaris at Brickell Bay to Brickell standards. Still, we invite you to reach out to the board, by contacting the manager, with any questions that remain unanswered.

Sincerely,

Board of Directors, Solaris@Brickell Bay Condominium Association, Inc.

CC: Management.

For more info, visit: <https://SolarisatBrickellBay.connectresident.com>

Bicycle Registration

If you are storing your bicycle on the third floor garage bicycle area you must register your bicycle. We are updating the complete list so everyone will be required to submit a new registration form. Management will leave decal at front desk for you to pick up after registration has been submitted. Decal is required to be placed on all bicycles. We will be removing unregistered and abandoned bicycles on Monday, October 7th at 9am. Management will not be responsible for damaged or lost property. *Registration form is attached or you may pick one up at front desk.



No Storage of Any Items Allowed On the Property

Do not store or park any personal property in the common areas, this includes the garage floors, stairs, hallways, or any common areas. There are no storage areas on the property. Any items or personal property that is found will be considered abandoned and will be discarded without notice. (This includes baby items or doggie strollers or wagons.) Management will not be responsible for damaged or lost property.



Workers/Deliveries/Moving in Building Procedures

We are having issues with residents scheduling workers without informing management in advance. We dislike turning anyone away, but management is required to be informed, and insurance documentation has to be submitted by companies in advance, 48 hours minimum. Association requires that all workers submit their COI (certificate of insurance) with the required insurance coverage, general liability and worker's compensation with a minimal coverage of \$1,000,000. Exemptions are not accepted to be able to work in the building.



Workers, deliveries, and moves are only permitted on the property Monday to Friday, no weekend or holidays, between the hours of 9am to 3pm. Deliveries and movers must arrive no later than 1:00pm to guarantee workers are completed by 3pm.

All workers and deliveries must be scheduled with management upon all paperwork submitted and approved. We also require this to make sure service elevator is available to schedule your delivery. We do not have parking for workers, there is only parking available for paid moves and deliveries.

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 9:30 am - 4:30 pm



 **Commissioner Eileen Higgins**
 District 5

 @CommishEileen

 Inside D5 Newsletter

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!

Parking Spaces and Garage Access Are For Resident’s 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.



TWO CONVENIENT LOCATIONS



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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.



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.



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 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.



PURCHASE AND LEASE APPLICATIONS ONLINE!
1- Go to: Tenantev.com
2- Ready: Create your User Account!
3-Enter Code to begin: 5372



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.**

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REMINDER FOR WORKER ACCESS & 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.

In the Event of an After Hours Emergency

Please Call the Front Desk at **305.373.0013**



Packages Must Be Picked Up at Front Desk & Amazon Locker the Day they Arrive

We Manage, Rent and, Sell Units at Solaris Condo

We handle the management of several units in the building

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GABRIEL RINCON - REALTOR
Cell: 786-315-7672**

AdrianaAngelR@gmail.com

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