



# SOLARIS BRICKELL BAY

*A Monthly Newsletter for the Residents of Solaris at Brickell Bay*

Volume 6 Issue 4

October 2024

## BOARD OF DIRECTORS

**President**..... David Hengel  
**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](mailto: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



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Solaris at Brickell Bay by Coastal  
Group Publications. Contact CGP at  
(305) 981-3503 or  
[www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise  
in one of our newsletters or to get a  
free newsletter for your property.



## DON'T FORGET... SPRING FORWARD...FALL BACK...

Daylight Saving Time begins for  
most of the United States at 2 a.m.  
on the **Second Sunday in March**  
and lasts until 2 a.m. on the **First  
Sunday of November.**

**Be sure to set your clocks  
back one hour at 2 AM on  
Sunday, November 3, 2024.**



This is also a great time to change  
the batteries in your smoke and carbon monoxide detectors. Many  
fire departments encourage people to change their batteries in these  
detectors when they change their clocks, because it can be so easy  
to forget otherwise. “A working smoke detector more than doubles  
a person’s chances of surviving a home fire,” says William McNabb  
of the Troy Fire Department in Michigan. More than 90 percent of  
homes in the United States have smoke detectors, but one-third are  
estimated to have worn-out or missing batteries.

## 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.

## PEST CONTROL

Residents our pest control vendor visits our property on the 1<sup>st</sup> 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](mailto: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.



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**Coral Gables Dental Arts**

**305.661.5360 | 305.361.5493**

2645 SW 37th Ave. | Ste. 303 | Coral Gables, FL 33133

# WANTED

**PRINT JOBS** *anything that puts ink on paper*

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**Condo/HOA Services | Residential or Commercial**  
 Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead  
 Property Signage • Stickers/Decals • Window Lettering • Binding

**Denizens | Businesses | Club Promoters | Restaurants | City**  
 Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures  
 Announcements • Posters-Banners • Vehicle Wraps

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**Contact Marc** *(the newsletter guy)*  
[cgpimarc@earthlink.net](mailto:cgpimarc@earthlink.net) | 786-223-9417



## 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 7<sup>th</sup> 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.

7441 Wayne Ave  
 PARKVIEW POINT  
 #15B

Call Now!  
 Rosa Jacquelin  
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**SOLD**

Video Tour:  
[www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)

*"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](http://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

Commissioner  
**Eileen Higgins**  
 District 5

@CommishEileen

Inside D5 Newsletter

# 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.



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.

## 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](mailto:manager@solarisbrickellbay.com).

**TenantEvaluation.**  
THE SMART BACKGROUND SCREENING COMPANY

INTRODUCING OUR NEW

**ELECTRONIC APPLICATION**

USER FRIENDLY. SECURE.

**PURCHASE AND LEASE APPLICATIONS ONLINE!**

- 1- Go to: [Tenantev.com](http://Tenantev.com)
- 2- Ready: Create your User Account!
- 3-Enter Code to begin: 5372

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
NEW PATIENT SPECIAL \$79  
(D0210, D0150, D1110)

9456 HARDING AVENUE 4011 WEST FLAGLER ST, SUITE 506  
SURFSIDE, FL 33154 MIAMI, FL 33134  
305-866-2626 305-643-1444  
[dredyaguerrads@gmail.com](mailto:dredyaguerrads@gmail.com)  
[WWW.DENTISTSURFSIDE.COM](http://WWW.DENTISTSURFSIDE.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.**

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**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**

**MENTION THIS FLYER FOR FREE POLICY REVIEW**

**GOT PROPERTY DAMAGE? GET HELP NOW!**

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.

Remi Boaz License #P17524





# Assessments Made Easy

## Pay Your Dues Online

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.

**Get Started:** [www.ClickPay.com/FirstService](http://www.ClickPay.com/FirstService)

- ① Click **Register** and then create your online profile with **ClickPay**
- ② **Link Your Home** using the account number found on your statement or coupon
- ③ Select your preferred **Payment Option** (e-check for FREE or credit card for a fee)
- ④ Set up **Automatic Payments** or click **Pay Now** to make one-time payments

*Scan below to sign up for e-payments*



*Payments by e-check can be made at no cost. Fees apply to payments made by credit or debit card. Please note the date you make your payment on ClickPay is not the date it is reflected on your account. Payments by e-check (ACH) before 9:00PM EST will debit from your bank account and settle the next business day. Payments by debit or credit card can take 3-4 business days to settle.*

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- ✓ Pay for **FREE** by e-Check
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- ✓ Pay by Credit/Debit Card
- ✓ Pay from Your Phone/Tablet

## Online Payment Support

For help with your account or setting up payments online, please contact **ClickPay** online at [www.ClickPay.com/GetHelp](http://www.ClickPay.com/GetHelp) or call **1.888.354.0135 (option 1)**.

# REMINDER FOR WORKER ACCESS & ELEVATOR RESERVATIONS

Please inform the management office via email, [Sadmin@solarisbrickellbay.com](mailto: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

**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](mailto:AdrianaAngelR@gmail.com)

186 SE12 Terrace Suite 100, Miami, FL 33131

