



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 6 Issue 6

December 2024

BOARD OF DIRECTORS

President..... David Hengel
Vice PresidentGabriela Ozaki
Secretary..... Pierre Chartrand
Treasurer Diego Juncadella
Director Michael Bernstein

PROPERTY STAFF

Property Manager..... Peggy Otaño
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



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Welcome BOARD OF DIRECTORS

2024-2025



David Hengel

President

Gabriela Ozaki

Vice President

Pierre Chartrand

Secretary

Diego Juncadella

Treasurer

Michael Bernstein

Director





Dear Solaris Residents and Owners,

The Holiday Season is a time of celebration, reflection and giving. At this time of the year, we kindly ask that you take into consideration the staff members of Solaris @ Brickell Bay who have worked endlessly to improve your community and enhance your experience. As a token of appreciation, we have created a Holiday Fund for the staff, as a little something extra to share with their families and brighten their holiday season.

We kindly ask that you contribute a minimum of \$50, however, this is only a guideline. Whatever amount you decide to contribute, the staff will greatly appreciate your generosity.

Instructions For Submitting Your Contribution:

- Please make your check payable to “Solaris @ Brickell Bay”
- On the menu corner please write “Holiday Fund”
- You may drop off check at the front desk drop box or manager’s office drop box.
- You may also mail to “Solaris @ Brickell Bay, 186 SE 12 Terr, Miami, FL 33131



With the holidays quickly approaching, we would appreciate all contributions to be received by Friday, December 20th, 2024, so that way we may distribute your gifts to the staff in time for them to share with their families. We thank you in advance for your generosity and assure you that our staff will be most grateful for your consideration this year.

On behalf of the Board of Directors and the entire Solaris at Brickell Bay Staff, we would like to wish you and your families a Happy and Healthy Holiday Season!

Sincerely, Peggy Otaño, LCAM




A friendly reminder to please be mindful of your community and neighbors. While in your unit be aware of small things that could potentially affect your neighbors. Odors such as smoke from a cannabis, 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) DO NOT smoke in the bathrooms as the exhaust exit may seep into other unit’s bathrooms.

Anything that causes the resident’s enjoyment of their home is considered a “nuisance”. If we find that you causing a nuisance, are smoking in your unit and it states on your lease that there is no smoking allowed inside units, we will be forced to inform the landlord and send the complaint to the association attorney to start eviction process at the landlord’s expense.

Please, we all must remember that your habits affect everyone in the building to include families, children, and their pets. Your cooperation is appreciated.

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Dear Solaris Residents,

We want to keep your Amazon Hub Apartment Locker working for you! Our records indicate that Locker Solaris is constantly running out of locker space daily due to packages not being collected by residents.

If you are not able to pick up packages SAME DAY it is delivered we will be removing your packages which will be held in our locked package room on the 2nd floor. You will need to wait until employee is available to access the package room. In order to avoid delays or waiting on your package, please pick up your package from the lockers same day they are delivered.

You may also call the front desk in advance so employee can retrieve your package(s) and have them ready for you to pick them up at front desk. Please email management if you will be out of town so we can store any packages for you while you are away. Your cooperation is appreciated.

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.



Expecting A Food Delivery?

Please notify the front-desk of your expected food delivery. The front-desk will **NOT** let your delivery be sent up without your authorization. Many times, the call does not go through and food deliveries are turned away. In order to avoid any inconvenience, please call the front-desk.



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.

Notary Public

Notary service is available at the management office, during regular Business hours. (Fee is applicable)



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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

@CommishEileen

Inside D5 Newsletter



Commissioner
Eileen Higgins
District 5

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.



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.

Lastly, We DO NOT HAVE PARKING FOR WORKERS ONSITE. Only moves/deliveries that reserve elevator and submit the required fees and documents will have parking.

Parking is only available for (1) truck daily.

WANTED

PRINT JOBS

anything that puts ink on paper

Condo/HOA Managers/BODs
Mgmt Companies-Residential or Commercial
Voting/Elections Packages • Annual Notices (w/ affidavits)
Letterhead • Complete Property Signage
Parking/Scooter/Bicycle Stickers and Decals
Window Lettering-Wraps • Newsletters • Binding

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Promotional-Branding Materials • Announcements
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CONTACT MARC *(the newsletter guy)*

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**BUDGET ADOPTION MEETING OF THE OF BOARD OF DIRECTORS OF
SOLARIS AT BRICKELL BAY CONDOMINIUM ASSOCIATION, INC.**

TO: All Unit Owners

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws and Chapter 718, Florida Statutes, that a Budget Adoption Meeting of the Board of Directors ("Budget Meeting") will take place on **December 27, 2024**. The purpose of the Budget Meeting is for the Board to consider and vote on the adoption of the Association's proposed Budget for the fiscal year commencing on January 1, 2025, and to conduct such other business as may be necessary. **Enclosed please find a copy of the proposed 2025 Budget with fully funded SIRS components ("Structural Reserves") and fully funded non-structural reserves ("Non-Structural Reserves")**. The Budget Meeting will be held at the date, hour and place noted below:

DATE December 27, 2024

TIME: 1:00 p.m.

LOCATION: Association's Clubroom located on the 7th Floor at 186 SE 12th Terr., Miami, Florida 33131.

ATTENDANCE VIA ZOOM: Viewing of this meeting will be offered via Zoom.

ZOOM LINK:

<https://us02web.zoom.us/j/2866412489?pwd=tbaV7osauabVJBSXbKatJmBQDLTFVa.1&omn=83582155862>

Meeting ID: 286 641 2489
Passcode: 186

AGENDA FOR BOARD OF DIRECTORS MEETING

1. Call to order by President.
2. Determination of a Quorum of Directors.
3. Proof of Notice of the Meeting.
4. Reading and Disposal of any Unapproved Board of Directors Meeting Minutes.
5. New Business.
 - A) Vote by Board of Directors to Approve the Budget for Fiscal Year Commencing on January 1, 2025 with fully funded Structural Reserves and fully funded Non-Structural Reserves.
6. Adjournment.

**SOLARIS AT BRICKELL BAY
CONDOMINIUM ASSOCIATION, INC.**

By:  _____

Title: President

DATED this December 12, 2024



2024 Holiday Package Policy

We are experiencing a high volume of packages, and our storage space is very limited. We ask that all parcels are picked up within 1 day of receiving the delivery notification. *If the parcel(s) are not picked up after 1 day from the front desk, it will be removed and held at the management office.* You will only be able to pick up packages at the management office between the hours of 10 am to 3pm, Monday to Friday. (Please note that office may be closed if manager is not onsite)

We are also receiving many packages for unknown persons and packages that do not indicate a unit number. If your friends or family are having packages sent to Solaris, please make sure they include the unit number, or we will have to return package.

This also applies to packages delivered to the lockers. Please pick up packages daily or contact management to have them removed. Removed packages will be checked in at the front desk and will be stored in the lobby or in the management office.

***If your package is not picked up within 3 days, it will be returned to its sender.**

The front desk cannot accept any food deliveries or flowers. You must be home to accept these deliveries. We cannot be responsible for any perishables and do not have the space to hold any flowers, even momentarily.

As a reminder, the front desk cannot accept parcels weighing over 50 lbs., any keys, or cash.

As a courtesy, if your package is held in the management office and you cannot pickup during the pickup hours, please send manager email, manager@solarisbrickellbay.com , to make other arrangements.

If you will be sending someone else to pick up your packages, you must send email or authorization in writing with person name that will be picking up package. Person picking up your package must show ID to pick up package.

If you currently have any packages that have been at front desk for 2 days or more, your package will be in the management office starting today.

*New Package policy hours is effective immediately.

Thank you for your attention and cooperation.
Peggy Otano, LCAM
Property Manager

Política de paquetes durante las fiestas

Debido a la temporada navideña, estamos experimentando un gran volumen de paquetes y nuestro espacio de almacenamiento es muy limitado. Solicitamos que todas las parcelas se recojan dentro de 1-2 días de recibir la notificación de entrega. *Si los paquetes no se recogen después de 2 días en la recepción, se retirarán y se guardarán en la oficina de administración.* Solo podrá recoger paquetes en la oficina de administración entre las 10 a.m. y las 3 p.m., de lunes a viernes. (Tenga en cuenta que la oficina puede estar cerrada si el gerente no está en el edificio)

También estamos recibiendo muchos paquetes para personas desconocidas y el paquete no indica un número de unidad. Si sus amigos o familiares están enviando paquetes a Solaris, asegúrese de que incluyan el número de unidad o tendremos que devolver el paquete.

Esto también se aplica a los paquetes entregados en los lockers. Recoger todos los días o comuníquese con la administración para que lo eliminen. Los paquetes retirados se registrarán en la recepción y se almacenarán en el vestíbulo o en la oficina de administración.

*** Si su paquete no es recogido dentro de los 2 días, será devuelto a su remitente.**

La recepción no aceptará entregas de alimentos o flores. Debe estar en casa para aceptar estas entregas. No podemos ser responsables de ningún producto perecedero y no tenemos espacio para guardar flores, ni siquiera momentáneamente.

Como recordatorio, la recepción no puede aceptar paquetes que pesen más de 50 libras, llaves, o dinero en efectivo.

Como cortesía, si su paquete se encuentra en la oficina de administración y no puede recogerlo durante el horario de recogida, envíe un correo electrónico al gerente, manager@solarisbrickellbay.com , para hacer los arreglos para recoger.

Si va a enviar a otra persona para que recoja sus paquetes, debe enviar un correo electrónico o una autorización por escrito con el nombre de la persona que recogerá el paquete. La persona que recoja su paquete debe mostrar una identificación para recoger el paquete.

Si actualmente tiene algún paquete que ha estado en la recepción durante 2 días o más, su paquete estará en la oficina de administración a partir de hoy.

* El nuevo horario de la política del paquete es efectivo de inmediato.
Gracias por su atención y cooperación.

Peggy Otano, LCAM
Administrador de la propiedad

Wipes Clog Pipes!

Place these items in the **TRASH** and **NOT** the toilet:

- Disinfecting wipes
- Paper towels
- Baby wipes
- Towelettes
- Mop refills



TWO CONVENIENT LOCATIONS



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SOLARIS BRICKELL BAY

Updates & Reminders

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.



PURCHASE AND LEASE APPLICATIONS ONLINE!

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





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.



Keeping Your Home Beautiful:

It takes a lot of hard work to keep everything looking neat and beautiful, not only from our Staff but also by you the residents. We all need to work together and lend a helping hand. Please remember, our Janitorial Staff is not here around the clock. If your dog has an accident in the hallways or the elevators or if you spill something, please take a minute and clean it up. If you see something dirty or broken, please report it to the front desk or call the Management Office so it can be addressed immediately. Remember, this is your home so let's work together to keep it beautiful!

We Manage, Rent and, Sell Units at Solaris Condo

We handle the management of several units in the building

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ADRIANA ANGEL – BROKER

GABRIEL RINCON - REALTOR

Cell: 786-315-7672

AdrianaAngelR@gmail.com

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