



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 6 Issue 5

November 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

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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NOVEMBER 27TH AFTER 12PM AND ALL DAY THURSDAY, NOVEMBER 28TH, AND FRIDAY, NOVEMBER 29TH. If you need assistance or have an emergency, please contact the front desk, 305.373.0013. Our office will resume normal business hours on Monday, December 2nd, 2024.

**We wish you and your family a safe and Happy Thanksgiving Weekend.
Solaris at Brickell Bay Manager, Staff, and Board of Directors**

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.

The Solaris at Brickell Bay Condominium Management Office will **Close at 12pm (Noon) on Wednesday, November 27th.**

Office will also be **CLOSED** on Thursday, November 28th AND Friday, November 29th, in observance of Thanksgiving Holiday.

THERE WILL BE NO WORKERS, DELIVERIES, OR MOVES PERMITTED IN THE BUILDING ON WEDNESDAY,



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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will be required to be picked up during office hours- no weekends or after hours.

***If your package is not picked up within 5 days, it will be returned to its sender unless you have made direct arrangements with management to hold packages while you are away,**

Front desk staff may not accept any food deliveries, flowers, parcels weighing over 50 lbs., keys, or cash. 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 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 the front desk for 2 days or more, your package will be in the management office starting today.

Thank you for your attention and cooperation.

Peggy Otano, LCAM
Property Manager

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 the same day they are delivered, package 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 5pm, Monday to Friday. (Please note that office is closed on the weekends and during the hours of 12pm-1pm. Front desk will not be allowed to remove these packages from the office)

We are also receiving many packages for unknown persons and package does not indicate a unit number. If your friends or family are having packages sent to the 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 daily or contact management to have it removed. Removed packages will be stored in management office and

WANTED
PRINT JOBS
anything that puts ink on paper

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

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

Contact Marc (the newsletter guy)
cgpimarc@earthlink.net
786-223-9417
for a no obligation quote on your next print job
*** NO JOB TOO BIG OR TOO SMALL***

“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

Commissioner **Eileen Higgins**
District 5

@CommishEileen

Inside D5 Newsletter



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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RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



GOT PROPERTY DAMAGE?
GET HELP NOW!



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.

**In the Event of an
After Hours
Emergency**

Please Call the
Front Desk at
305.373.0013



Wipes Clog Pipes!

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

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



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

**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

186 SE12 Terrace Suite 100, Miami, FL 33131

