



# SOLARIS

BRICKELL BAY

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

Volume 6 Issue 7

January 2025

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**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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*Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Solaris Brickell Bay. We feel fortunate to have you all as our residents.*



# 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.



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](mailto: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 1<sup>st</sup> floor garage area.**


**NO STORAGE OF ANY KIND ALLOWED**  
Items left here will be disposed of at your expense


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](mailto:manager@solarisbrickellbay.com).

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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.

## 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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[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



@CommishEileen



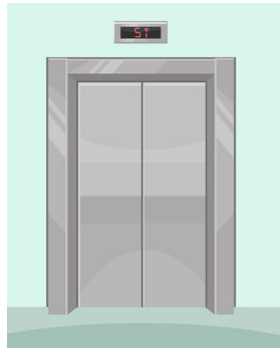
Inside D5 Newsletter



Commissioner  
**Eileen Higgins**  
District 5

# REMINDER FOR WORKER ACCESS AND ELEVATOR RESERVATIONS

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

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

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**Mgmt Companies-Residential or Commercial**  
Voting/Elections Packages • Annual Notices (w/ affidavits)  
Letterhead • Complete Property Signage  
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**CONTACT MARC** *(the newsletter guy)*

[cgpimarc@earthlink.net](mailto:cgpimarc@earthlink.net)

786-223-9417

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Condo Resident **Perks**

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Melanie Plotkin, HAS, Hearing Aid Specialist  
Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist,  
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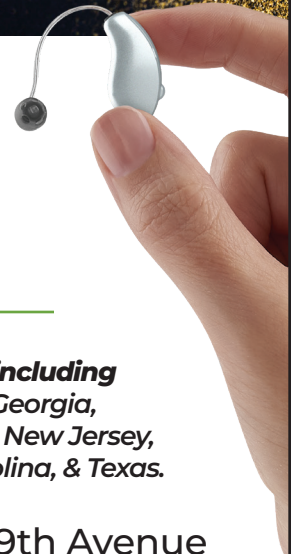


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1. Cannot be used on prior purchases or combined with prior discounts. \$1,000 off HAA's SRP.



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

**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

