



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

Volume 6 Issue 9

March 2025

## BOARD OF DIRECTORS

**President**.....  
**Vice President** .....  
**Secretary**.....  
**Treasurer** ..... Diego Juncadella  
**Director** ..... Michael Bernstein

## PROPERTY STAFF

**Property Manager**..... Peggy Otaño  
**Admin Asst.** ..... Lina Ruiz  
**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

# MARCH

Published monthly at no cost for  
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## POOL PROJECT UPDATE AND NOISE

Please find below a summary of the pool construction schedule.

As a reminder, pool and garage repairs are still ongoing. Drilling and chipping work will continue until further notice. During this time, please be aware that intermittent noise may be heard on the scheduled workdays and hours. The project is expected to be completed by May 2025.

Additionally, the pool deck concrete pour is scheduled for **Monday, March 24th, starting at 7 AM**. We anticipate that this work will take all day. The first-floor garage will be closed during this work. Residents who park on the main floor will be relocated. Management will be reaching out directly to these residents and assisting with parking arrangements inside the Solaris garage, starting **Friday, March 21st**. Please note that the garage must be vacated and will be inaccessible over the weekend.

**We apologize for any inconvenience caused. However, please note that construction and noise will not be halted at individual resident requests.**

Should you have any concerns or complaints, please direct them to [Manager@solarisbrickellbay.com](mailto:Manager@solarisbrickellbay.com).

Sincerely,  
Peggy Otano, LCAM

### Solaris @ Brickell Bay - Tentative Work Schedule

*(Based on Monday Through Friday Workdays)*

**(NOTE: Schedule is subject to changes based on scope of work)**

- **Project Closure Date Extended:** Previous schedule ended **04/30/25**, now **05/16/25**.
- **Pool Equipment Room Floor Concrete Pour:** Previously scheduled **02/14/25 - 02/21/25**, now extended to **02/26/25 - 03/18/25**.
- **Pool Deck - Sikalastic 320 Waterproofing Application:** Previously **02/10/25 - 02/21/25**, now extended to **02/10/25 - 03/14/25**.
- **Pool Deck - Topping Slab Pour:** Originally planned for **02/26/25 - 03/25/25**, now rescheduled to **03/24/25 - 04/18/25**.
- **Project Closure Procedure Modified:** Previously scheduled for **04/11/25 - 04/30/25**, now extended to **04/29/25 - 05/16/25**.

## NOTICE TO ALL RESIDENTS

### Removal of Personal Gym Equipment in the Building Gym

Please be advised that personal gym equipment is not permitted to be left in the building's fitness center.

For safety and liability reasons, all residents must remove any personal items, including weights, mats, and other equipment, immediately after use. This policy ensures a safe and clean environment for all users and helps to maintain the gym for communal use.

If you have left any personal equipment in the gym, it has been removed and is now available for pick-up at the Manager's Office during office hours. (see picture of items removed below)



Your cooperation is greatly appreciated in helping to keep the gym space secure and accessible for all residents.

Thank you for your understanding and compliance.

Sincerely,  
Peggy Otano, LCAM

## COURTESY REMINDERS

We have many residents that are working from home. Here are some reminders to take into consideration while you are in your apartments:

- Please be mindful of your neighbors who might be working from home or home schooling their children. Do not make or allow loud/disturbing noises to be made at any time. Ensure that your pet does not bark excessively!
- Please do not sweep your balconies allowing water to fall into the units below. Please clean your balconies using a mop or Swiffer.
- Please do not throw cigarette butts from your balconies. This is a safety hazard.
- BBQ/Grills of any kind are not permitted on the property or your balcony. This is a fire hazard also.
- Please dispose of your garbage properly and double bag when carrying to trash chute to avoid spillage and carpet stains.
- Lastly, if you are planning to stay away from your unit for an extended period of time, we encourage you to shut off your main water valves as a precaution and keep your AC at 77-78 degrees not to accumulate humidity in your unit.



If you are interested in joining the Board of Directors, please email [Manager@solarisbrickellbay.com](mailto:Manager@solarisbrickellbay.com) and request candidate application form and submit with an information sheet or resume and , no later than Friday, March 28th, 2025.

- The information sheet should highlight your qualifications, experience, and why you're interested in being part of the Board. (Information sheet is optional and not required)
- There are (2) seats available.
- If you are selected for a certain position or role, you will need to complete a 4-hour certification course within 90 days of your appointment.
- Applicant must be a unit owner and meet all eligibility requirements:



Please call the office 305.373.0012 or email manager at [Manager@solarisbrickellbay.com](mailto:Manager@solarisbrickellbay.com) if you have any questions.

Sincerely,  
Peggy Otano, LCAM



## MAINTENANCE CORNER

- **Balconies:** It is the owners' responsibility to maintain the balcony/terrace in order. Please remove any mold/algae the floor may have.
- **Smoke Detectors:** If you hear your smoke detector beeping, please replace the battery. **It is imperative to have all smoke detectors in working order.**
- **Dryers:** Please clean your dryer lint on a regular basis.
- **Bathrooms:** Please clean the drains of your bathtub on a regular basis. If the water is not draining properly, please contact a plumber immediately to clear out the line. Also, please check the grout in your bathroom around the bathtub. If you notice it is worn out in some areas, please re-grout. This may cause water leaking into the hallway and neighboring units, resulting in property damage.
- **Let's Conserve:** Please turn off lights when exiting gym and restroom area.
- **Carpet Cleaning:** Please double bag your trash bag, especially if it contains liquids. It is up to the residents to maintain clean carpets.
- **Trash:** Please do not leave trash or trash bags outside your unit. Do not leave cardboard boxes in trash room area or parking areas. Cardboard boxes must be walked to dumpster area (by Recycling Area).
- **Cigarettes:** Please do not throw your cigarettes off your balcony. The units below are constantly having cigarettes thrown onto their terraces and cars. Do not leave ash trays with cigarettes on your balconies either. NOTE: We have been receiving complaints about units throwing cigarettes off the balcony and that is a fire hazard as well as a violation of the rules and regulations and the unit owner will fine \$100.

## NOTICE

**PLEASE BE A  
GOOD NEIGHBOR  
BE CONSIDERATE  
WITH YOUR NOISE LEVELS**

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.



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 on by residents.

If you are not able to pick up packages within 2 days (or sooner if we are out of locker space) we will be removing your packages which will be held in our locked package room on the 2<sup>nd</sup> 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 get your package(s) 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.

## H06 – CONDOMINIUM OWNERS INSURANCE

The statutes and laws in the state of Florida that govern Condominiums and Insurance are very specific as to what is the owner's responsibility and what is the Condominiums responsibility. It is standard practice and **highly recommended that unit owners purchase insurance for their contents and the interiors of their units as well as for liability.** All of the buildings in the property are fully insured to cover any/all aspects of common area damage that may occur; however, **this insurance does not cover any damage that may occur inside an individual unit owner's premises that was caused by a neighboring or adjacent unit.** Therefore, it is advisable that all unit owners take the time to reach out to a qualified insurance agency to inquire about this policy. For **proof of flood insurance**, please send email request to Manager@SolarisBrickellBay.com



## Renter's Insurance

Take a look around you. Everything you see is vulnerable if you don't have renter's insurance. Many renters think that their possessions are covered by their landlord's policy. But your landlord's policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.

**Why Do You Need Insurance?** You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

**Isn't It Expensive?** Renter's insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

**Where Do I Get Renter's Insurance?** Almost all insurance agents that sell homeowner's insurance also sell renter's insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter's insurance online, search for renter's insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter's insurance with low deductibles and the ability to purchase your policy online.

## Licensed Contractors

Protect yourself and your property, by only using licensed and insured contractors. Make sure anyone you hire are licensed and carry general liability & worker's compensation insurance. Do not use contractor's that have exemptions for worker's compensation. For additional information, please contact front-desk.



## Balcony Cleaning

Under no circumstances is water to be thrown on floor to clean your balcony or water your plants as it goes down to other balconies and damages resident's furniture or wet anyone below. When cleaning balcony use a damp towel to clean floor and please make sure that your plants have a water catching dish so water does not flow down. **Your cooperation will be appreciated by your neighbors and management**



# WANTED

## PRINT JOBS

anything that puts ink on paper

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**CONTACT MARC** *(the newsletter guy)*

**cgpimarc@earthlink.net**

**786-223-9417**

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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)



*"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



@CommishEileen



Inside D5 Newsletter

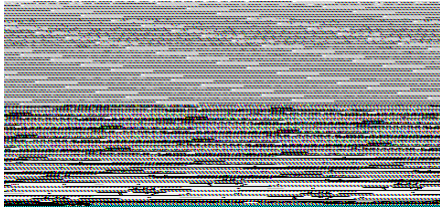


Commissioner  
**Eileen Higgins**  
District 5



**FOB's/Access Controls and Garage Parking**

Please be informed that FOB's/Access Controls are only for Unit Owners and Renters. Guest representatives must valet park and check in with the building. This is to maintain security. Parking is only for owner and renters. FOB's are for unit and also expires at end of lease. New residents with management to activate access under their name.



Reminder that garage parking spaces are for residents' vehicles that are registered with the association. Family, guest, realtors, hairdressers, nurses, nanny's and anyone else must valet park (if available) or park on the street. Do not open garage to give access to cars that are not authorized as they will be towed at car owner's expense.

We are having issues with residents allowing family and friends park in the resident's garage. Only resident's registered vehicles are permitted to park in assigned space. Be aware that this is considered trespassing and subject to towing of the vehicle.

Please avoid any issues and do not open garage to anyone that does not reside in the building. No exceptions.

Your cooperation is appreciated by your neighbors, The Board of Directors, and Management.

## Before You Leave

Before you leave your apartment for a long period of time, these quick, simple tasks can help prevent coming home to a disaster:

- Turn OFF the main water supply.
- Turn up the thermostat- but do not turn off the A/C Unit.
- Unplug electronics.



## AVISO

LOS VEHÍCULOS QUE APARQUEN ILEGALMENTE SERÁN RETIRADOS POR LA GRÚA A COSTO DEL PROPIETARIO DE DICHO VEHÍCULO

Estamos teniendo problemas con los residentes que permiten que familiares y amigos se estacionen en el garaje de los residentes. Solo los vehículos registrados de los residentes pueden estacionar en el espacio asignado. Tenga en cuenta que esto se considera allanamiento y sujeto a remolque del vehículo.

Evite cualquier problema y no abra el garaje a nadie que no resida en el edificio. No hay excepciones.

Su cooperación es apreciada por sus vecinos, la Junta Directiva y la Gerencia.

Recordar que los parqueos de garaje son para los vehículos de los residentes registrados en la comunidad. Familiares, invitados, agentes inmobiliarios, peluqueros, enfermeras, niñeras y cualquier otra persona deben estacionar con servicio de valet (si está disponible) o estacionar en la calle. No abra el garaje para dar acceso a automóviles que no estén autorizados, ya que serán remolcados a cargo del propietario del automóvil.



**CALL US BEFORE YOUR INSURANCE COMPANY!!**

**(305) 396-9110**

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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.

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



### 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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**Nosotros administramos, rentamos y vendemos unidades en Solaris Condo**

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**ADRIANA ANGEL – BROKER**

**GABRIEL RINCON - REALTOR**

Cell: 786-315-7672

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

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