



A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 7 Issue 3

September 2025

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OFFICE HOURS

Monday - Friday 9:00 AM – 5:00PM

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SOLARIS AT BRICKELL BAY HURRICANE PROCEDURES

Presented by Peggy Otano, LCAM

We want to inform you of the building’s policy in the event of a hurricane. These policies and procedures combine with the hurricane procedures recommended for the building by FirstService Residential with the Boards approval.

First Service Residential has a responsibility and a protocol to safeguard the residents, the employees, and the mechanical equipment during a storm, based on our knowledge and experience.

We want to explain the storm factors that could damage pump motors and electrical components in the building. The procedures are documented and communicated to the manager as a recommendation of what should be followed in each building as the most effective and conservative approach to protecting the building’s systems under the effects of a storm. The protocol is general in its approach but offers the greatest chance of protecting the mechanical equipment in any building. This protocol has been specifically tailored to the building in cooperation with the Board of Directors, in as far as each building is to some degree different from others in terms of mechanical design and component variations. These variations are building specific and cannot be generalized to all properties.

The protocol for safeguarding the mechanical equipment is set into motion at the time when a hurricane warning is issued to our geographical area and starts with the least necessary equipment leaving the most indispensable equipment for last.

HURRICANE WATCH

At the time of a **Hurricane Watch** – a hurricane may threaten the area within 48 to 36 hours – we begin securing the building. The Staff on site will protect all common areas.

- Pool deck furniture and pool lounge chairs will be removed and stored in the garage on the corner of the handicap parking spots.



Continued on page 2

Hurricane Procedures (cont. from page 1)

- Sandbags will be in place in front of entrance and exit common area doors. (Rooftop Doors, (2) Doors on Lobby/Ground level floor, 2nd floor door leading to the sundeck, and elevator landings)
- Pool and Spa water level will be brought down 6 inches.
- Hurricane Supplies bin will be left behind the front desk with specific instructions.
- Some landscape will be protected with burlap if applicable.

HURRICANE WARNING

When a **Hurricane Warning** – *hurricane force winds are expected to make landfall within 24 hours* – has been issued and after all preparations have been completed, non-essential personnel, under the direction of the manager, will leave at the end of their shifts. Typically, a mandatory evacuation order is also announced at this time in all coastal areas. This mandatory evacuation creates a critical time frame in which the staff must execute the final mechanical protocols before the storm reaches the building.

MANDATORY EVACUATION ORDER

1. Evacuation orders are issued by Miami-Dade County Office of Emergency Management according to the guidelines of the National Hurricane Center and the County's Evacuation Zone Map. (<http://www.miamidade.gov/hurricane/>).
2. If a mandatory evacuation order is issued, Management will make announcements (in both English/Spanish) over the building loudspeaker. Evacuation notices will also be sent via email and posted in the lobby area. The announcements will inform residents of the approximate time that the elevators and other building services will be shut down.
3. Residents who decide not to abide by a mandatory evacuation order will be asked to inform management so that a list of residents that will remain in the building can be available in case of an emergency.
4. Remember that City’s emergency services (911, Police, Fire, and Fire Rescue) will not be available during a storm.

Links For Evacuation Centers & Flood Zones Storm Surge Planning Zone:

<https://mdc.maps.arcgis.com/apps/webappviewer/index.html?id=4919c85a439f40c68d7b3c81c3f44b58>

Evacuation Order:

<https://mdc.maps.arcgis.com/apps/webappviewer/index.html?id=3083fae247bc4e0cadde6db5075f52f0>

Open Evacuation Centers:

<https://mdc.maps.arcgis.com/apps/LocalPerspective/index.html?appid=872b68d3d1764d8fb43e9cbbeda54e2>

<https://mdc.maps.arcgis.com/apps/LocalPerspective/index.html?appid=1370616f290c4dcda3dad3da7da81cc8>

Emergency Bus Pickup Sites:


<https://mdc.maps.arcgis.com/apps/LocalPerspective/index.html?appid=1370616f290c4dcda3dad3da7da81cc8>




ESSENTIAL PERSONNEL




The essential personnel – manager, maintenance, and front desk staff – will remain at the property maintaining building services and assisting residents as they follow the mandatory evacuation order. When sustained winds reach 45 mph and the hurricane continues to be an imminent threat, the essential personnel, in agreement with the Board of directors, will begin to shut down the properties four main mechanical systems- **elevators, HVAC equipment, domestic water pumps and pool equipment.** This helps to assure that your systems will not be damaged as a result of operating during the storm and will be operational after conditions return to normal and power has been restored. After the shutdown has been completed, our essential personnel will follow the mandatory evacuation order issued by the appropriate governmental agency and leave the property.

Continued on page 3


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Hurricane Procedures (cont. from page 2)

FirstService Residential will not require or encourage any employee to remain on the property in violation of an evacuation order. Any employee remaining at the property, at the request of the Board, after this shut down, is required to accept the terms of and sign a waiver form provided by FirstService Residential. Board signature is also required on the waiver.

Essential employees will return to your property as soon as physically possible *after sustained winds have dropped below 45 mph and an all clear has been issued.*

All other employees are required to report back to your property at daybreak and when sustained winds have dropped below 35 mph. Employees will have the option of using any available sick time to be compensated for any time missed due to a mandatory evacuation.

MAIN MECHANICAL SYSTEMS

ELEVATORS

Elevators are to be parked on an upper floor of the building with the doors closed. (The highest possible floor is recommended by the elevator company). Maintenance will pull disconnect switch in the machine room in the off position before power fails.



WHY:

In the event of a coastal surge, flooding will damage the elevators and fill the pits. If the elevators are running and the power is interrupted, residents may be stuck inside the cabs for long periods of time. Evidence has shown that many people suffer anxiety or heart attacks in these situations. Emergency crews may not be able to respond to 911 calls under hurricane conditions.

HVAC SYSTEM

Power to the air conditioning units that cool the residential hallways and cooling tower that cool the units will be shut off. Most outdoor units are specifically designed to handle inclement weather and are resistant to things such as rain, wind, heat, cold, etc., however, they are not designed to be immersed in water and they don't seem to like heavy rains.

WHY:

The electrical components are sealed, and connections are made to block out moisture. The compressor and condenser are made of aluminum, copper, and other metals, and are made to handle regular rain but, rising water and heavy hurricane rain can short out electrical connections, not only creating a problem but a very dangerous one.

Depending on availability one to several weeks of down time can be expected for repairs. The Board may wish to purchase extra components to be used for quicker replacement should they decide to leave the equipment running.

DOMESTIC WATER PUMPS

Staff will turn off power to the domestic water pumps.

WHY:

Loss of electrical power will cause pumping stations to lose pressure. If not, enough water reaches the pumps, they may burn out.

ELECTRICITY (FPL)

IMPORTANT:

MANAGEMENT/BUILDING STAFF does NOT shut off electricity to the building.

City/FPL will shut off electricity at their discretion in an event of emergency.

REMOVAL OF BALCONY FURNITURE

1. It is the responsibility of each unit owner to remove all balcony furniture within twenty-four (24) hours after a "Hurricane Watch" has been issued for our area. Building personnel will be busy securing the common areas and will not be available to assist owners to bring in furniture, close storm shutters, etc. Owners are urged to plan in advance in preparation for hurricane season.
2. Unit Owners who have travel plans during the hurricane season must bring all patio furniture inside prior to leaving or should designate someone to remove the furniture within the specified time frame.
3. Owners are **required** to leave a key in the management office for emergency purposes.
4. Once a "Hurricane Watch" is issued, a locksmith may be called to open the front door of all unoccupied units with balcony furniture that have not left keys with management. The Unit Owner will be billed for all costs related to this locksmith service.
5. Solaris at Brickell Bay Condominium Association, Inc., FirstService Residential, or any of their directors or employees will not assume responsibility for removing furniture from balconies during hurricane preparations. Unit owners will be fully liable for all damage resulting from balcony furniture that is not removed accordingly.

OTHER

EMERGENCY EXIT

Emergency EXITS and STAIRS will be accessible at all

Hurricane Procedures (cont. from page 3)

times. Please be aware that when Exiting building, door will automatically lock and you will not be able to re-enter through the same door. Emergency exits lead you to the East or West side of the building.

GARAGE GATES

All gates will remain closed. Residents can use their clickers to enter or exit in case of an emergency. We want to avoid the gates from damaging while operating during high winds, so we ask residents to use them **IF** you have an emergency and need to leave the property.



In event of FPL shutting off electricity, gates will be left open when streets are open and accessible.

BICYCLES & MOTORCYCLES

We encourage all residents who have bicycles and motorcycles in the garage place a locking mechanism for safety. The Association is not responsible for any damages nor theft.

CONDO INSURANCE HO-6

If you own a unit and share things like a roof, staircases and common grounds with other owners, you will need to

purchase a condo unit owners insurance policy (also known as an HO-6 policy). An HO-6 policy is designed to work “together” with your association’s master policy and provide coverage for anything that is not covered in that master policy. Keep in mind that you are typically responsible for covering the interior of the unit, plus the things you own. Think about it this way: the association covers the roof but you are responsible for the ceiling. It’s important that you fully understand your coverage responsibilities in order to prevent an unpleasant surprise if you ever experience a loss.

What is Covered?

- Additions & Alterations
- Loss of use
- Personal Property
- Personal Liability
- Loss Assessment

What You need to know?

- Aside from protecting your personal property and liability, your policy should cover items like flooring, wall covering and, fixtures
- Most townhouses typically need an HO-6 policy instead of an HO-3 homeowners’ policy
- Make sure to read your association’s governing documents as they will outline owners versus association responsibilities

Continued on page 5

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Hurricane Procedures (cont. from page 4)

When might you need insurance?

- Someone falls on your property and claims you are responsible for medical bills
- Your pet bites someone and you are found responsible for damages caused
- You need a lawyer to defend you in the case of being sued
- Personal items are stolen from your home (or anywhere else in the world!)
- You accidentally cause damage to the units surrounding your own

RENTER’S INSURANCE HO-4

If you rent a unit or a house you might have not given insurance much thought. We are here to remind you that although you don’t own your home, you do have a lot of things inside it that protects you and your family in the case of accidentally hurting another person or damaging your things. Don’t wait until you are in a tough spot to think about insurance.

What is Covered?

- Personal Property

- Personal Liability
- Additional Living Expenses

What you need to know

- Your landlord’s insurance does not protect you or your belongings
- You are probably underestimating how much it would cost to replace everything you own
- Renters insurance is usually affordable and very easy to obtain

When might you need insurance?

- Someone falls on your property and claims you are responsible for medical bills
- Your pet bites someone and you are found responsible for damages caused
- You need a lawyer to defend you in the case of being sued
- Personal items are stolen from your home (or anywhere in the world!)
- You accidentally cause damage to the units surrounding the one you rent

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Commissioner
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 Inside D5 Newsletter