

The Yacht Club at Aventura Monthly Newsletter



Volume 8 Issue 9

A Newsletter for the Residents of The Yacht Club at Aventura Condominium Association

December 2019

BOARD OF DIRECTORS

PresidentJacqueline Wise
V. Pres/Secretary.....Anthony De Napoli
Treasurer..... Steve Picov
Director..... Amnon Gershoni
Director.....Janet Waldman

PROPERTY STAFF

Manager Naiselki Maestre, LCAM
Chief Engineer Waler Silva
Rental Manager and Security Director Lydia Arroyo
Admin. AssistantAngelina C
Rental Receptionist Lori Kenney
ITJuan Ramos

IMPORTANT NUMBERS

Main 305-931-4216
Fax 305-931-2243
Rental Manager 305-466-0518
Security 305-682-1174
 or 305-682-9045

EMAILS

Property Inquiries & Deliveries:
 nmcam@theyachtclubataventura.com
 assistant@theyachtclubataventura.com
Rentals and Guest Registration:
 lydia@theyachtclubataventura.com
 receptionist@theyachtclubataventura.com
Website Assistance:
 it@theyachtclubataventura.com

OFFICE HOURS

Mon. - Fri......9:00 am - 5:00 pm



CONDOMINIUM ASSOCIATION, INC.
 19777 E. Country Club Drive
 Aventura, Florida 33180



OFFICE CLOSED. The office will be closing at 12 PM on Tuesday, December 24th and closed all day Wednesday, December 25th in observance of Christmas Day. We will reopen on December 26th, 2019. In addition, the office will be closing at 12 PM on Tuesday, December 31st and closed all day Wednesday, January 1st in observance of the New Year. We will reopen January 2nd 2020. Have a safe and Happy Holiday!



Get your cardio on! We have recently installed 5 pieces of new cardio equipment in the gym with TV access. You may now surf the web, watch TV, go on social media, and even select a nice scenery to run! Say hello to the new and improved floating dock! You may now enjoy the luxury of sunbathing by the water, but please refrain from feeding the wildlife and fishing in the area. In addition, the restrooms in the pool area are renovated and now open for use.

OWNERS: It is your responsibility to update your mailing address, email address, and phone number with the **Management Office**. Also, kindly note that realtors and unit managers will only be given access after receiving approval from the Unit Owner by mail or email. If you have any suggestions that you would like to provide to the Management Office, you may email our Community Association Manager, Naiselki, at nmcam@theyachtclubataventura.com.

RENTALS: Kindly send all rental contracts with proper documentation to lydia@theyachtclubataventura.com. It is imperative that we have your tenants' name, phone number, passport or license and signed Rules & Regulations at least **72 hours prior to their arrival**. We need this time to properly process the information into the system and program the access cards. **For weekend arrivals, please provide all rental contracts to Management the Wednesday prior of arrival date.**

The updated website for The Yacht Club at Aventura has launched. You may now see current news, pictures, submit tickets and more! Please visit, www.theyachtclubataventura.com. If you would like to create a username and password, please email our IT Department at it@theyachtclubataventura.com.

When expecting a delivery to your unit, please notify the Management Office at least 24 hours in advance so that we may instruct you of what is needed in order to schedule your elevator reservation.

Parking Garage

Parking Spaces are **now available** to lease or buy! Please keep in mind, parking spaces may only be leased at a minimum duration of one month. Please contact nmcam@theyachtclubataventura.com for more information.



Access Card and Transponder Provision

Until further notice, the Management Office will be placing transponders on vehicles from **9AM-4PM Monday - Friday excluding holidays**. In addition, our Security Guards will be placing transponders on vehicles and providing access cards every Saturday and Sunday.

Access Card Fee

Please note that access cards are \$10.00 per card. If you lose, damage, need a reactivation, or extend your tenants lease, the access card will be \$10.00.

Association Recommendations

HO6 – 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.

Wi-Fi Update

The Yacht Club at Aventura Condominium offers free Wi-Fi by the pool area:

Wi-Fi Name: **Yacht Club**
Password: **clubguest**

Kindly provide this information to your guests.



Owners and Tenants

Please note that if you are traveling for an extended length of time and decide to leave your vehicle on property, we ask that you notify the Management Office as well as leave your vehicle parked on the second floor of the parking garage. In addition, all commercial vehicles must also park on the second floor of the parking garage.

Parking on Property

All vehicles must display either an RFID sticker or a guest pass. Kindly note, non-residents are not permitted to park their vehicles on property and must display a guest pass. Parking on property is strictly for residents.

Trash Disposal

Garbage rooms are located at the end of the hall on each floor in every building. **Do not leave your garbage bags AT THE BUILDING’S MAIN ENTRANCE DOOR, HALLWAY AND/OR TRASH ROOM FLOOR.**

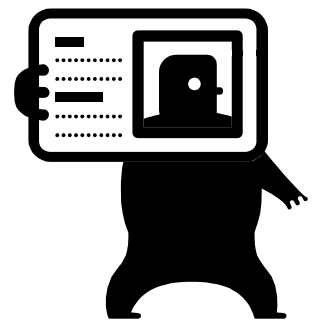
Place your trash inside a plastic bag before disposing of it in the trash chute. If some debris falls out of the bag, please be responsible and clean it up. Thank you for your cooperation in this matter!



ID Required

Security Guards have been hired to provide **SECURITY** to the community. The staff in the Guard House is required to ask for identification for every vehicle that uses the Visitor Gate and does not have a transponder sticker and every individual walking into the property who does not have

a fob or access ID card. If you are a guest, please make sure to have your picture ID to show the staff at the Guard House every time that you return to the property. If you are a resident of the property and you do not have your Access card or transponder sticker, please register immediately at the Management Office.



Published monthly at no cost to The Yacht Club at Aventura Condominium by Coastal Group Publications, Inc. Contact CGP at (305)981-3503 or info@cgpnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

Contractor's List

Below, please find the information which needs to be submitted to the Management Office prior to commencing any upgrades in your unit.

- Approved vendor contract from the owner.
- Letter from the owner explaining the work to be done inside of the unit.
- Business License from the contractor.
- Request a letter of approval from the Association to present to the City of Aventura for a work permit approval.
- Certificate of Insurance naming The Yacht Club at Aventura as an additional insured.
- Copy of permit(s) for the Association to file must be submitted prior to work commencement.
- Estimated time of completion of the work to be done in the unit.
- Elevator Fee of \$100.00 – if applicable.



PATRICKJAIMEZ PA

Mobile (786)-277-7355
Direct (305)-459-5019
patrickjaimez@gmail.com



www.patrickjaimez.com

Hablo Español/Falo Português
Selling Yacht Club for over 20 years!

YACHT CLUB AT AVENTURA

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	19901 E Country Club Dr 2208	2/2	1,100	\$350,000	\$340,000
Active	19555 E Country Club Dr 8204	2/2	1,180	\$340,000	
Active	19701 E Country Club Dr 5601	2/2	1,180	\$339,000	
Active	19555 E Country Club Dr 8208	2/2	1,100	\$335,000	
Active	19999 E Country Club Dr 1203	2/2	1,180	\$325,000	

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 11/1/2019 through 12/2/2019.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



GOT PROPERTY DAMAGE? GET HELP NOW!

RE-OPEN OLD & DENIED CLAIMS

RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?



Roof Leaks Water Damage Vandalism Damage Loss of Income



Fire Damage Flood Damage Hurricane Damage Mold Damage

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

STELLARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224

PHYSICAL & OCCUPATIONAL THERAPY

Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance Training, Cardiac and Neurological Rehab, Individual Functional Mobility programs in your home. Personal training available!

THERAPY IN YOUR HOME

Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 2/29/20
must present coupon

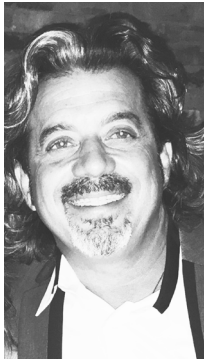
MOTORIZED SPECIALIST
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED



305-469-8162 WE SHOW UP! 25 Years in Biz

One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your
Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside / Bay Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave. 4011 W. Flagler St.
Surfside, FL 33154 Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>



DAVILA CONSTRUCTION GROUP LLC.
State General Contractor CGC1521462

CALL FOR FREE ESTIMATES

305.747.6707

Contact@Davila-Construction.com



24 Years in Construction
Bathrooms | Kitchen | Floors
General Remodeling

ASK FOR OUR CONDO UPGRADE PACKAGES!

DIAMOND REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed



PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
any remodeling job!

10% OFF Any Service
Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 1/31/2020