

# The Yacht Club at Aventura

## Monthly Newsletter



Volume 8 Issue 4

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

July 2019

### BOARD OF DIRECTORS

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

### PROPERTY STAFF

**Receptionist** .....Henley Fabien  
**Rental Manager and Security Director** ..... Lydia Arroyo  
**Admin. Assistant** .. Naiselki Maestre  
**Chief Engineer** ..... Walter Silva

### IMPORTANT NUMBERS

**Main** ..... 305-931-4216  
**Fax** ..... 305-931-2243  
**Emails** .....  
 assistant@theyachtclubataventura.com  
 lydia@theyachtclubataventura.com

**Security** ..... 305-682-1174  
 or 305-682-9045

### OFFICE HOURS

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



**THE YACHT CLUB**  
 AT AVENTURA

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

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.



Construction is about to begin on our long-awaited floating dock repair! The construction process should begin during the third week of July. We are looking forward to the completion of this project as are many of you! We anticipate that the floating dock will be finished sometime in September. In addition, renovations will begin on our

Pool Bathrooms in August. The beginning and ending dates are not yet final. The bathrooms will be closed during the construction process and we are arranging for a portable bathroom to be available.

Please address homeowners' questions and concerns along with work orders to our Administrative Assistant, Naiselki Maestre at [Assistant@theyachtclubataventura.com](mailto:Assistant@theyachtclubataventura.com). Please address information regarding your Short and Long Term rentals along with questions and concerns regarding Security to our Rental Manager/Security Director, Lydia Arroyo at [Lydia@theyachtclubataventura.com](mailto:Lydia@theyachtclubataventura.com).

Kindly send all rental contracts with proper documentation (*Guests names, phone number, Passport or License, signed Rules & Regulation*) **72 hours prior to their arrival**. We need this time so that we may properly process the information into our system. **We will greatly appreciate that all rental contracts are not provided to Management on the same day of arrival or on a Friday for weekend arrival.** Please contact Lydia Arroyo, Rental Manager, at [Lydia@theyachtclubataventura.com](mailto:Lydia@theyachtclubataventura.com) for more information.

When expecting a delivery to your unit, please notify the Management Office at least 24 hours in advance. Please note that deliveries can only be made between the hours of 9:00 a.m. to 4:00 p.m., Monday to Friday. Large deliveries, such as, furniture sets, or multiple large items will be charged a \$100.00 Elevator Service Fee for only those that reside from the 2<sup>nd</sup> to the 6<sup>th</sup> floor. This fee must be paid by Money Order or Certified Bank Check. Furthermore, for all other deliveries, there will be a \$100.00 fee that will be refundable once we confirm that the delivery is not large – this payment may be made with a personal check.

Package Delivery – The Yacht Club is not responsible for lost packages from Amazon, FedEx, UPS, Lasership, DHL, and USPS. When expecting a delivery,

*Continued on page 2*

**Manager (cont. from page 1)**

please specify "Signature Required" so your merchandise is not left unattended in the lobby or unit door. This will help to prevent your package from being stolen.

.....  
There are parking spaces available to rent inside the North & South Garage. Please note that there is a minimum of three months stay required to rent spaces and the fee is \$100.00 per month. If you are interested, please stop by the Management Office for further details.

**REMINDER**

Owners who acquired the "Business Tax Receipt Permit" last year will need to renew it once again by October 1<sup>st</sup>, 2019. Our Condo Docs state that the minimum rental requirement is 7 days. It is important to comply with the City of Aventura's regulation to acquire the "Business Tax Receipt Permit" for any unit that is being rented on a short term basis (less than 90 days). If you haven't yet completed this form, you are welcome to pick up a copy at The Yacht Club Management Office. You will need to file the form with The City of Aventura.

**Association's Recommendations**

1. Please maintain and replace if necessary, your A/C, Water Heater, Toilets, etc. Such action is to avoid water leaks from these elements to your unit as well as the other units.
2. **Do not leave any door or window open to prevent mold/mildew in your unit.** Please follow the professionals' recommendations when setting the A/C temperature. Mold will grow if provided moisture and nutrients. If the unit is kept dry, mold will not grow. There are five (5) main nutrients for Mold:
  - Moisture/water
  - Excess humidity (usually happens when A/C is off)
  - Organic food source – Drywall/insulation
  - Temperature
  - Darkness
3. Dryer vent hose needs to be properly attached to prevent fire or moisture inside your unit. It is recommended to have the dryer vent serviced/cleaned **once a year** with a professional service company. Search vendors on the internet for companies within the area.

**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.

**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. Please be advised that per transponder, the fee is \$75.00 and the fee per access card is \$10.00.

**Towing**

Any vehicle that is found on the property with an expired tag and/or without a tag, will be towed away at the owner's expense.



**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.

**CONTRACTORS ARE TO PARK ON THE SECOND FLOOR OF THE GARAGES ONLY.**

## Pest Control Schedule

Landlords, please notify your tenants of the schedule listed below. The Schedule will be posted in each building. Thank you.

2019 – Pest Control Schedule			
<b>August</b> Buildings	<b>14<sup>th</sup></b> 1, 2, 3	<b>21<sup>st</sup></b> 4, 5, 6	<b>28<sup>th</sup></b> 7, 8, 9
<b>October</b> Buildings	<b>9<sup>th</sup></b> 1, 2, 3	<b>16<sup>th</sup></b> 4, 5, 6	<b>23<sup>rd</sup></b> 7, 8, 9
<b>December</b> Buildings	<b>4<sup>th</sup></b> 1, 2, 3	<b>11<sup>th</sup></b> 4, 5, 6	<b>18<sup>th</sup></b> 7, 8, 9

## Unit Keys

The Yacht Club at Aventura Management Office is required to have a copy of your unit key(s) in case of an emergency. Please note that Pursuant to the Declaration, "each unit owner **must** provide the Association Management Office with a current set of unit keys for all locks on each unit entry door. This is necessary for emergency access to a unit in the event of fire or flood. In the event a forced entry is required during an emergency, the unit owner, not the Association or Management, will be liable for lock replacement and any damage incurred". Kindly leave a copy of the key(s) with the Management Office. Remember, the Guards do not have access to the office and cannot provide you with a copy of your key.



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 \$
Active	19601 E Country Club Dr 7407	3/2	1,330	\$450,000
Active	19601 E Country Club Dr 7108	3/2	1,500	\$449,500
Active	19877 E Country Club Dr 3206	2/2	1,180	\$399,000
Active	19999 E Country Club Dr 1203	2/2	1,180	\$325,000
Active	19701 E Country Club Dr 5204	1/1	750	\$284,000

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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



Professional Insurance Claim Representation

## GOT PROPERTY DAMAGE? GET HELP NOW!

RE-OPEN OLD & DENIED CLAIMS

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?

RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS



License #P175224

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.

### SPECIALIZING IN LUXURY CONDOS & HOMES IN AVENTURA, SUNNY ISLES AND GOLDEN BEACH

#### Gibson Real Estate Services

Midwest Values with South Florida Flare!

**Teri Dattilio**, Realtor, CAM

514-470-8408 Cell | 954-909-0195 Office

teri@gibsonrealtyservices.com



Sold! Delvista Towers 2/2 in under 4 months!

120 E Oakland Park Blvd Suite 101  
Wilton Manors, FL 33334



## 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. 8/31/19  
must present coupon

MOTORIZED SPECIALIST  
VERTICALS REPAIRED & CLEANED  
SHADES REPAIRED & CLEANED



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



# SELL – BUY – RENT

Fast, easy transaction, with exceptional service & results!

Coronado	2/2	\$189k to \$339k
Delvista	2/2	\$229k to \$499k
Eldorado	2/2	\$200k to \$324k
Flamenco	2/2	\$189k to \$340k
Hidden Bay	2/2	\$419k to \$895k
Parc Central	2/2	\$220k to \$435k
The Yacht Club	2/2	\$330k to \$429k
Turnberry Village	2/2	\$289k to \$785k

Source: MLX 6/2019

**Call: 786-218-9196**

Complimentary "VIP Listing Package": Professional Pictures & Home Valuation Report

**LISANDRA VETTORETTI**  
REALTOR®

lizrealestate@hotmail.com  
www.floridafancyhomes.com

English • Spanish • Portuguese • Italian



**GrandRealty** 19300 W. Dixie Hwy, Ste. #12 - Aventura, FL 33180



**DAVILA CONSTRUCTION GROUP LLC.**  
State General Contractor CGC1521462

**CALL FOR FREE ESTIMATES**

**305.974.2628**

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



*Receive a 15% discount on any remodeling job!*

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 8/31/2019