

The Yacht Club at Aventura Monthly Newsletter



Volume 8 Issue 3

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

June 2019

BOARD OF DIRECTORS

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

PROPERTY STAFF

ReceptionistHenley 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
 receptionist@theyachtclubataventura.com
 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.

Office Closed

The Management Office will be closed on Thursday, July 4th, 2019 in observance of Fourth of July. We will reopen on Friday, July 5th, 2019. Have a Safe and Happy Holiday.



Please be advised that the email address for our former Community Association Manager, Sonia Byers, is now inactive. Please address homeowners' questions and concerns along with work orders to our Administrative Assistant, Naiselki Maestre at **Assistant@theyachtclubataventura.com**.

Please address information regarding your Short and Long Term rentals along with questions and concerns regarding Security to our Security Director, Lydia Arroyo at **Lydia@theyachtclubataventura.com**.

It is important that every tenant is registered in the system. Security has received specific instructions from Management to not allow any tenants and/or guests into the premises unless their names appear in the system. If a rental contract with proper documentation (*Guests names, phone number, IDs, signed Rules & Regulation*) is not received within the required 72 hour prior to arrival, the information **will not** be entered in the system. **The form of IDs accepted will be Driver's License and/or Passport. Please do not bring to Management any contract to be registered on the same day of arrival or on Friday for weekend arrival.** Owners who are using AirBnB, VRBO or any other form of rental website, must supply all of the aforementioned documentation as well. Please contact Lydia Arroyo, Rental Manager at **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. The Management Office no longer needs to receive a Certificate of Insurance. 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 2nd to the 6th floor. This fee must be paid by Money Order only. Furthermore, for all other deliveries, there will be a

Continued on page 2

Manager (cont. from page 1)

\$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.

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

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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.

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.

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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 kind to your neighbors and cleaning personnel by cleaning it up. The Yacht Club is the beautiful home you chose to live in. Please do the right thing by keeping this area clean at all times, as well as other areas of the common elements.

REMINDER

Owners who acquired the, “Business Tax Receipt Permit”, last year will need to renew it once again this year by October 1st, 2019. Our Condo Docs state that the minimum rental requirement is 7 days and we will continue to abide by it. However, it is important to proceed with the city’s request in acquiring 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 completed this form yet, kindly inform the Management Office as the City of Aventura has kindly supplied this documentation to us in order for it to be provided to you when needed.



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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.

THE KEY ON FILE IS INTENDED FOR PEST CONTROL SERVICES & EMERGENCIES ONLY AND WILL NOT BE PROVIDED TO REALTORS FOR UNIT SHOWINGS OR LOCKOUTS.

Towing

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



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YACHT CLUB AT AVENTURA

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	19601 E Country Club Dr 7302	2/2	1,100	\$350,000	\$312,500
Active	19601 E Country Club Dr 7208	3/2	1,320	\$480,000	
Active	19555 E Country Club Dr 8208	2/2	1,320	\$385,000	
Active	19555 E Country Club Dr 8103	1/1	800	\$279,000	
Active	19999 E Country Club Dr 1105	1/1	730	\$234,900	

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

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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.

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