

# The Yacht Club at Aventura Monthly Newsletter



Volume 8 Issue 8

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

November 2019

## BOARD OF DIRECTORS

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

## PROPERTY STAFF

**Short-Term Rental Receptionist**  
 ..... Lori Kenney  
**Rental Manager and**  
**Security Director** ..... Lydia Arroyo  
**Manager** ..... Naiselki Maestre  
**Chief Engineer** ..... Waler Silva  
**Admin. Assistant** .....Angelina C  
**IT** .....Juan 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** .....  
 nmcam@theyachtclubataventura.com  
 lydia@theyachtclubataventura.com

## 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 office will be closed on Thursday, November 28<sup>th</sup> and Friday, November 29<sup>th</sup> in observance of Thanksgiving Day. We will reopen on December 2<sup>nd</sup>, 2019. 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's installed into them. You may now surf the web, watch TV, go on social media, and even select a nice scenery to run!

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](mailto:nmcam@theyachtclubataventura.com).

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](http://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

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 kindly 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.



### 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 then the access card will be \$25.00.

### 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.



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor’s appointments, shopping and errands.

**786-486-9022**

Excellent References  
Resume Available on Request

### 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

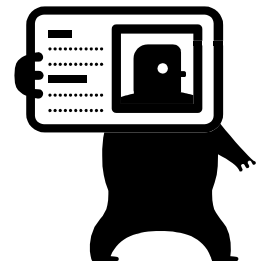
Garbage rooms are located at the end of the hall on each floor in every building. **DO NOT LEAVE YOUR GARBAGE BAGS AT THE BUILDING’S MAIN ENTRANCE DOOR, HALLWAY AND/OR TRASH ROOM FLOOR. Place your trash inside a plastic bag before disposing of it in the trash chute.** If some debris falls



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



### 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.





## 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

December	4 <sup>th</sup>	11 <sup>th</sup>	18 <sup>th</sup>
Buildings	1, 2, 3	4, 5, 6	7, 8, 9

## 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

**COLDWELL BANKER**  
**GLOBAL LUXURY**

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	19701 E Country Club Dr 5502	2/2	1,100	\$398,000	\$382,000
Sold	19999 E Country Club Dr 1105	1/1	730	\$219,900	\$205,000
Active	19877 E Country Club Dr 3107	3/2	1,350	\$495,000	
Active	19801 E Country Club Dr 4402	2/2	1,100	\$350,000	
Active	19555 E Country Club Dr 8204	2/2	1,180	\$340,000	

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 10/1/2019 through 11/4/2019.

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

**stellar**  
 Public Adjusting Services  
 Professional Insurance Claim Representation

**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

### Under Contract

7441 WAYNE AVE, #6J  
 MIAMI BEACH, FL

Beautiful, corner-unit condo with open balcony and great views at Parkview Point Condominiums. Renovated kitchen with granite countertops and stainless steel appliances.

Call Now!  
 Rosa Jacquelin  
 (786) 239-1283

*Love Where You Live!*



www.SignatureHomesOfMiami.com

## 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

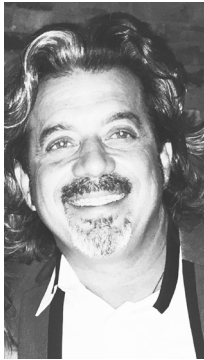
**MOTORIZED SPECIALIST**  
 VERTICALS REPAIRED & CLEANED  
 SHADES REPAIRED & CLEANED

**WE ALSO DO REPAIRS**  
 VERTICAL TRACKS REPAIRED

**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**

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](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

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

**"Your Experienced  
Handyman"**

### 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
- EST. 1980



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 12/31/2019