The Yacht Club at Aventura
Monthly Newsletter

Volume 8 Issue 7 | A Newsletter for the Residents of The Yacht Club at Aventura Condominium Association | October 2019

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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
Rental Manager 305-466-0518
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 Office will be closed on Thursday, November 28th and Friday, November 29th in Observance of Thanksgiving Day. We will reopen on December 2nd, 2019. Have a Safe and Happy Holiday.

Please be advised that if your Access Cards is lost, needs a reactivation, or there is an extension on your tenant's lease, there is a $25.00 fee per card.

If you have any suggestions that you would like to provide to the Management Office, you may email our Administrative Assistant, Naiselki, at assistant@theyachtclubataventura.com.

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 our system and print the access cards. We will greatly appreciate that all rental contracts are provided to Management prior to the day of arrival and prior to a Friday for a weekend arrival.

Owners, if you have Short Term Rentals, please be advised that at the end of the fiscal year the Fire Department will want to do a re-inspection of your unit. Please contact them so that you may set up an appointment. The phone number to the Fire Department is (786) 331-5000.

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 2nd to the 6th floor. This fee must be paid by Money Order or Certified Bank Check. Furthermore, once we confirm that the delivery is not large, the $100.00 fee will be refundable. We recommend that you do not fill out your Money Order so that you are able to use it elsewhere or receive a refund from the place where it was purchased.

There are ***Right to Use Parking Spaces*** available for purchase and rent inside the North & South Garage. Please note that if you would like to purchase a space, there is a fee of $10,000. If you are renting a space, there is a minimum three months lease required and the fee is $100.00 per month. If you are interested, please stop by the Management Office for further details.

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.

REMINDER

Owners who acquired the "Business Tax Receipt Permit" last year will need to renew it once again by October 1st, 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 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.

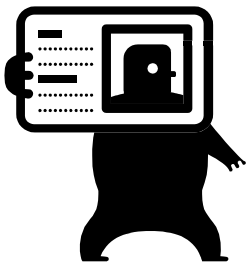
Parking on Property

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.

The views expressed here are not necessarily those of Coastal Group Publications, Inc. (CGP) or its staff. CGP assumes no responsibility for any text or illustrations submitted for publication.

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			
October Buildings	**9th** 1, 2, 3	**16th** 4, 5, 6	**23rd** 7, 8, 9
December Buildings	**4th** 1, 2, 3	**11th** 4, 5, 6	**18th** 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.

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YACHT CLUB AT AVENTURA

STATUS	ADDRESS	BD/BA	LA SF	LIST $	SALE $
Sold	19501 E Country Club Dr 9608	3/2	1,320	$399,900	$370,000
Sold	19801 E Country Club Dr 4502	2/2	1,180	$369,000	$357,500
Active	19655 E Country Club Dr 6102	3/2	1,320	$449,000	
Active	19999 E Country Club Dr 1601	2/2	1,180	$364,900	
Active	19601 E Country Club Dr 7202	2/2	1,100	$355,000	
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.

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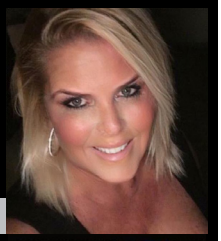

Sold! Delvista Towers 2/2 in under 4 months!

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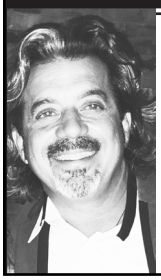

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