

The Yacht Club at Aventura Monthly Newsletter



Volume 7 Issue 12

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

March 2019

BOARD OF DIRECTORS

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

PROPERTY STAFF

Manager Sonia Byers
ReceptionistHenley Fabien
Security DirectorLydia Arroyo

IMPORTANT NUMBERS

Main 305-931-4216
Fax 305-931-2243
Emails
 sonia@theyachtclubataventura.com
 receptionist@theyachtclubataventura.com
 assistant@theyachtclubataventura.com
 security@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.



It is important to have every tenant registered in the system. Security has received specific instructions from administration to not allow any tenants and/or guests into the premises unless their names appear in the system upon arrival. If contract with proper documentation (*Guests names, phone number, IDs, signed Rules & Regulation*) is not received within the required 72 hour prior to arrival, information **will not** be entered in the system. **Form of IDs accepted will be Driver's License and or Passport. Please do not bring to Administration 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.

When expecting furniture delivery to your unit, please contact the Management Office to schedule delivery. Deliveries can only be made during 9:00 a.m. to 4:00 p.m., Monday to Friday. Association Management Office must receive a Certificate of Insurance from the delivery company. This must be received 24 hours prior to delivery. The Yacht Club at Aventura must be named as the certificate holder; including the Association's mailing address. There is a \$100.00 Elevator Fee that must be paid when scheduling the reservation, only if you reside from the 2nd to the 6th floor of the building – **NO EXCEPTIONS!** For additional information, please contact the Management Office.

If you need to address any concerns with Administration and would like to make an appointment with the property manager, please contact the

Continued on page 2

Manager (cont. from page 1)

Management Office to set up a meeting with Sonia A. Byers. Staff will gladly inform you of availability.

.....
Due to the large amount of short term rentals in the community, we would like to suggest that the unit includes a local phone access. There has been too many altercations between short term residents and Guard House staff simply because they had to deny access to either friends and/or food delivery. If we are unable to communicate with the person staying in the unit, access to visitors or delivery will be denied. To avoid these issues, we would like to suggest to add a local land line in the unit. These short term residents believe that this property is a hotel and expect to have some type of phone accessibility inside the unit. In the interim, this is just a suggestion so our staff are not threaten everytime the guard on duty denies access to their visitors and/or deliveries. We kindly thank you in advance for anything that can be done in your part to alleviate this area of concern.

Package Delivery – The Yacht Club is not be responsible for lost packages from Amazon, FedEx, UPS, Lasership, DHL, and USPS. When expecting a delivery from one of these carriers, it is advisable to please specify “Signature Required” so your merchandise is not left unattended in the lobby or unit door as this can cause your package to be stolen. Please take precautionary actions to avoid this from happening.

.....
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.



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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.



Certificates of Insurance

Every February, your mortgage lender requests to submit an updated Certificate of Insurance. Please send to Administration a copy of the lender's letter you receive via fax to (305) 931-2243 or via e-mail to:

Sonia A. Byers

sonia@theyachtclubataventura.com

Henley Fabien

receptionist@theyachtclubataventura.com

assistant@theyachtclubataventura.com

Your prompt attention to this matter will be greatly appreciated.



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YACHT CLUB AT AVENTURA

Featured Property

19601 E Country Club Dr 7302 2BD 2BA 1,100SF \$350,000

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	19501 E Country Club Dr 9608	3/2	1,500	\$409,000
Active	19901 E Country Club Dr 2305	2/2	1,180	\$359,900
Active	19701 E Country Club Dr 5601	2/2	1,180	\$349,000
Active	19701 E Country Club Dr 5605	1/1	730	\$319,000

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

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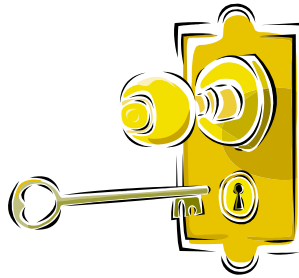
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Unit Keys

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 of a forced entry is required during an emergency, the unit owner, not the Association or Management, will bear the expense of lock replacement and any damage incurred". Kindly leave a copy of the key(s) with the Management Office.



Please, keep in mind that the Guards do not have access to the office to 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.

TRASH DISPOSAL



Trash rooms are located at the end of the hall on each floor in every building to dispose of your garbage. **DO NOT LEAVE YOUR GARBAGE**

BAGS AT THE BUILDING'S MAIN ENTRANCE DOOR, HALLWAY AND/OR TRASH ROOM FLOOR. It is important to 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.



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ASSOCIATION'S RECOMMENDATIONS

1. Due to the lack of maintenance or replacements of original equipment in your unit, such as A/C, Water Heater, Toilets, etc., the Association is recommending having these items replaced to avoid water leaks from these elements to 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:

- a) Moisture/water
- b) Excess humidity (usually happens when A/C is off)
- c) Organic food source – Drywall/insulation
- d) Temperature
- e) Darkness

Moisture is produced by the people living in the unit, through daily activities like bathing, washing clothes or cooking. Moisture will accumulate within a condo when there is not enough ventilation to expel that moisture (A/C temperature).

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 in the internet for companies within the area.

4. We have experienced water leaks coming from newly installed toilets due to improper connection to the flange. Once again, it is imperative to hire a licensed contractor when doing any type of improvement in your unit.

5. Periodically, it is imperative to perform a routine maintenance of the A/C Unit as per the expert's guidelines.



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