

The Yacht Club at Aventura

Monthly Newsletter



Volume 12 Issue 5

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

August 2023

BOARD OF DIRECTORS

President.....Diego Lerej
Vice PresidentEduardo Frias
Treasurer Itzhak Priel
Secretary..... Mario Argenal
Director Fernanda Sanchez

PROPERTY STAFF

ManagerRobert Deme
Chief Engineer Walter Silva
IT Manager Juan Ramos
Rental Receptionists.....
 Daisy Rodriquez
 Katelynn Castillo

IMPORTANT NUMBERS

Main 305-931-4216
Fax 305-931-2243
Security.....305-682-1174
 or 305-682-9045

EMAILS

Property Inquiries & Deliveries:
 Management@
 theyachtclubataventura.com
Rentals and Guest Registration:
 Rentals@theyachtclubataventura.com
Deliveries & General Information:
 Receptionist@
 theyachtclubataventura.com
Website Assistance:
 IT@theyachtclubataventura.com

OFFICE HOURS

Mon - Fri.....9:00 am - 5:00 pm
Sat - Sun9:00 am - 1:00 pm



THE YACHT CLUB
 AT AVENTURA

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

New YCA Office Reception Desk Hours; to include Saturday 9:00 am –1:00 pm & Sunday 9:00 am – 1:00 pm.

Please be advised that, effective 7-30-23, the YCA Office Reception Desk Hours are Monday to Friday 9:00 am to 5:00 pm; and Saturday 9:00 am – 1:00 pm & Sunday 9:00 am – 1:00 pm. Please note that only Reception Desk Services will be available from the Office on Saturday and Sunday.

New Business Center / Work Space

In order to create a pleasant atmosphere in our New Business Center / Work Space, the Association is currently *accepting donations* of new or gently used *books* for all residents to enjoy. Book donations may be deposited at the Association Office during regular hours.

Miscellaneous Payment Procedure Update

Owners, Residents and Managers are advised that starting on Friday September 1, 2023 VEEM (VEEM.COM) will no longer be accepted for miscellaneous payments. The VEEM account will be CLOSED at the end of August 2023. As an alternative we suggest that our Residents use the Association's ZELLE account. The Association's ZELLE direct recipient email address is payments@theyachtclubataventura.com and the Business Name is: The Yacht Club at Aventura Condominium Association. **The ZELLE account may only be used for Miscellaneous Payments; and may NOT be used for Monthly Maintenance Payments.**



Roof Replacement Project; Progress Update

The work on Buildings 3,4,5,8,9 has been completed. Building 7 will be completed soon. And, Construction Mobilization for Building #6 is scheduled to begin on Monday August 14, 2023 at 7am.

Our thanks to all of our Owners, Residents and Managers for their cooperation and patience during this important project.

Message from Management Office to Owners

It is your responsibility to update your mailing address, email address, and phone number with the Management Office. Also, kindly note that realtors and unit managers will only be given access after receiving approval from the Unit Owner by mail or email.

If you have any suggestions that you would like to provide to the Management Office, you may email our Community Association Manager, at Manager@theyachtclubataventura.com

MOVE IN & OUT AND DELIVERIES!

- General Information regarding Move in & Out and Deliveries.
- Moving and Deliveries are permitted MONDAY THRU FRIDAY ONLY 9:00 am – 5:00 pm.
- Excluding Holidays.
- Access will be granted once payment and insurance are received.
- **Move In & Move Out \$100.00 deposit is NON-REFUNDABLE.**
- DEPOSIT IS NOT REQUIRED FOR DELIVERIES.
- Pods and 18' Wheeler Trucks are not permitted on the property and will not be granted access.
- **TRUCKS MUST BE OUT OF THE PROPERTY BY 4:45 PM. NO EXCEPTIONS.**

BULK TRASH PICK-UP

Eliminating the bulk trash problem at the Yacht Club has been under review by the Association for some time, including recycle and trash disposal alternatives in a cost-effective manner.



Our trash service, **Great Waste & Recycle Service**, has a sister company **Carting Crew, LLC** and we have agreed to a trial service beginning on May 11, 2022.

Below are the requirements of acceptable bulk trash (**small household items**), which will **ONLY** be allowed on every **Wednesday pick up**. The day prior (**Tuesday**), you will have to place your item(s) in the **parking spaces across from the Basketball court**.

Construction material, appliances, mattresses, box springs, sofas, chairs and large furniture WILL NOT BE PERMITTED. If you need to dispose of those items, it will be your responsibility for the cost. Please call Carting Crew, LLC for a special pick up at 305-825-3400.

Friendly Reminder

It's time to service your Air Conditioning unit. Please call a license and insurance A/C company to service your A/C unit and please notify the office.



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.



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RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



**GOT PROPERTY DAMAGE?
GET HELP NOW!**

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.

Remi Boaz, License #P13224

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.

Pest Control

Combat Pest Control will be performing monthly pest control service.



Please see schedule posted in the Mail Room Area.



PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com



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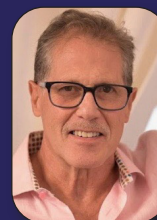


YOUR NEIGHBORHOOD REALTOR
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Brian Caits @ 954-328-1505 | bcaits@bellsouth.net

SLOW COOKER BUTTER CHICKEN

- 2 tbs butter
- 2 tbs vegetable oil
- 4 large skinless, boneless chicken thighs, cut into bite-sized pieces
- 1 onion, diced
- 3 cloves garlic, minced
- 1 (6 oz) can tomato paste
- 1 tbs curry paste
- 2 tsp curry powder
- 2 tsp tandoori masala
- 1 tsp garam masala
- 15 green cardamom pods
- 1 (14 oz) can coconut milk
- 1 cup low-fat plain yogurt
- salt to taste



Heat butter and oil in a large skillet over medium heat. Stir in chicken, onion, and garlic. Cook and stir until onion has softened, about 10 minutes. Stir in tomato paste, curry paste, curry powder, tandoori masala, and garam masala until no lumps of tomato paste remain. Pour mixture into a slow cooker; stir in cardamom pods, coconut milk, and yogurt. Season with salt. Cook on high 4 to 6 hours (or on low 6 to 8 hours) until chicken is tender and sauce has reduced to desired consistency. Remove and discard cardamom pods before serving.

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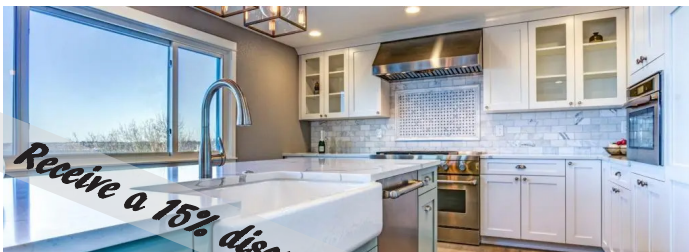
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