

The Yacht Club at Aventura

Monthly Newsletter



Volume 12 Issue 6

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

September 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

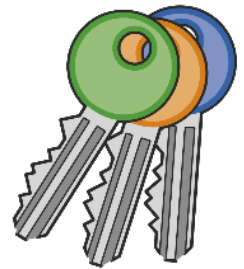


THE YACHT CLUB
 AT AVENTURA

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

Apartment Front Door Entry Keys

All YCA Condo Apartment Owners are required to provide the Association Management Office with the Apartment front door entry keys (or code) in case of an emergency situation; such as flood or fire. The Condominium Declaration states that: *“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”*. Therefore, when purchasing a YCA apartment, or changing the locks on your current apartment(s), please remember to bring copies of all front entry door entry keys (or code) to the Management Office.



Water Heater Routine Maintenance



Some people are not aware that in order to keep their water heater running properly and efficiently, simple maintenance procedures should be performed regularly. And, these simple procedures are often overlooked.

As potable water is pumped into your water heater tank, dirt, sediment and various minerals settle to the bottom. Depending on the quality of the water, these extra “ingredients” can accumulate rather quickly, reducing the water heater’s efficiency and increasing the cost operation in the long run. If left unchecked, these issues not only make your water heater work harder to heat the water, but also promote oxidation inside the water tank; thereby shortening the Water Heater’s useful life.

Below are some recommended Water Heater maintenance procedures; to be performed by a Licensed and Insured Plumbing Professional.

- Test pressure/temperature relief valve once a year.
- Flush the water heater every 4 months.
- Clean the water heater once a year.
- Replace the anode rod every 2-5 years.

Business Tax Receipt Permit Reminder

Unit Owners who participate in short term rental program, and have acquired a “Business Tax Receipt Permit” last year, will need to renew it once again by October 1st, 2022. The Condominium Documents state that the Minimum Rental Period is 7 days. And, it is important to comply with the City of Aventura’s regulation to have a “Business Tax Receipt Permit” for any Unit that is being rented on a short term basis (less than 90 days). For more information about this process you may go to the City of Aventura Website, www.cityofaventura.com



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.



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 & 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.**

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.



RAYMOND JAMES of Aventura

мы говорим по русски

אנחנו מדברים עברית

Nosotros hablamos Español

מיר רעדן יידיש

Falamos Portugues



Financial & Estate Planning	Saving for College	Domestic &
Investments & Risk Management	Insurance	International
Pension/Retirement	Lending Solutions	Customized Solutions

It’s been our privilege for more than 55 years to support the goals of our clients and to give back to the communities in which we live and work – and we look forward to continuing to do so for many, many years to come. To take a “scroll” down memory lane, explore our history at RAYMONDJAMES.COM.

CALL TO SET UP AN APPOINTMENT TODAY!

18851 NE 29th Ave, Suite 407 | Aventura, FL 33180
Direct: 305-466-4655 | Fax: 866-522-9641 | Toll Free: 800-731-6121
<https://www.raymondjames.com/rjamiamic/aventura.asp>

Raymond James & Associates, Inc., Member New York Stock Exchange / SIPC. *Lending Services provided by Raymond James Bank N.A., a fully chartered national bank affiliated with Raymond James & Associates, Inc. Certified Financial Planner Board of Standards Inc. owns the certification marks CFP, Certified Financial Planner and CFP in the U.S.

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

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español / Falo Português
 Selling Real Estate for over 20 years!

THINKING OF BUYING OR SELLING?

I CAN HELP. I AM AT YOUR SERVICE.

Get Honest Experienced Help Buying or Selling your Home.

TRUST the advice of a professional.

When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

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



CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM








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.

LET ME HELP YOU FIND YOUR DREAM HOME !

MARTHA J LARA, P.A.
 C. 786.286.9348
 marthaj@kw.com
 southfloridalifestyle.kw.com

YOUR NEIGHBORHOOD REALTOR
 Fluent in English & Spanish



kw ELITE PROPERTIES
 KELLERWILLIAMS.

PHYSICAL & OCCUPATIONAL THERAPY
 Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy
 Cardiac, Neurological and Senior Rehab
Exclusive 1 on 1, In the Comfort of your Home
 Protective Equipment Protocols

THERAPY IN YOUR HOME
 Licensed Medicare Provider FL8318

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

RENTER’S INSURANCE

Take a look around you. Everything you see is vulnerable if you don’t have renter’s insurance. Many renters think that their possessions are covered by their landlord’s policy. But your landlord’s policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.

Why Do You Need Insurance?

You may think your possessions aren’t valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter’s insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

Isn’t It Expensive?

Renter’s insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

Where Do I Get Renter’s Insurance?

Almost all insurance agents that sell homeowner’s insurance also sell renter’s insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter’s insurance online, search for renter’s insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter’s insurance with low deductibles and the ability to purchase your policy online.

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 *Remodeling Experts*, **family owned for 40 years**.

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

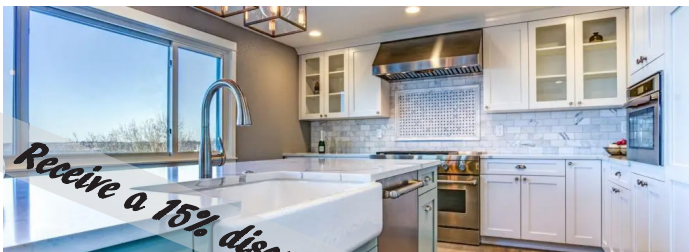
REMODELING • INSTALLATIONS

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



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



Receive a 15% discount on any remodeling job!



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 10/31/2023

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.