

# The Yacht Club at Aventura

## Monthly Newsletter



Volume 12 Issue 8

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

November 2023

### BOARD OF DIRECTORS

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

### PROPERTY STAFF

**Manager** .....Robert 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 - Sun** .....9:00 am - 1:00 pm



**THE YACHT CLUB**  
 AT AVENTURA

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

## News From Your Community Board of Directors

Holiday Greetings to all of our Owners and Residents.

We are pleased to announce that in the future this space will be used to bring you monthly updates and general information relating to our Community. And, we hope to keep you well informed about what is happening, from Routine Maintenance to New Association Projects, Processes and People; as they are developed and implemented. Our goal is to build a sense of community by keeping you informed of the latest “local neighborhood” news and events. And, by encouraging your active participation in the various projects and activities as they are planned.

### INFRASTRUCTURE IMPROVEMENTS:

The Roof Replacement project is now nearing completion for all nine residential buildings, and, the significant investment of over \$2.5 million dollars has already started to benefit our Owners. A tangible reduction in Property and Flood insurance costs has resulted in a savings of over \$810,000.00 this year; as compared to prior annual insurance expenses. Perhaps equally important, we have enhanced the structural integrity of our all of our buildings, and added a new “layer of protection” for the investment made by our Owners. The Board would like extend a heart-felt thanks to all of the YCA staff for their help with the Roof Replacement Project process; we could not have done it without you!

### SERVICE AND RESOURCE OPTIMIZATION:

As part of a general effort to improve our operations processes a new Association Manager was hired. Robert Deme, who came to us with a varied hospitality and operations management background, has already had a positive impact on both Office and Property Management. The Association Office expenses have been significantly reduced, while over-all efficiency has been increased. For example, the cost of access cards and RFID car tags has been appreciably reduced; resulting in an annual savings of about 30k.

The enhancement of Office operating hours, to include Saturdays and Sundays, has been appreciated by Owners, Residents and Managers alike. Also, it is apparent that productivity improvements have resulted from a restructuring of the Office Reception Desk Staff. Again, our thanks go out to Daisy and Katelynn for their help and patience during this period of transition.

*Continued on page 2*

**News from the Board** (cont. from page 1)

A new, well recognized Law Firm specializing in Condominium Associations law, was also recently engaged. And, while they are a new vendor, we anticipate that this change in Legal Representation will greatly benefit the Association. Additionally, the Board has chosen to outsource the YCA Property Security functions, for the purpose of improving the quality of the Security Services, while at the same time reducing costs and liability. A new license plate recognition system will be installed to improve property parking enforcement. Finally, to augment the existing security apparatus, a Security Supervisor will be hired next year.

**NEW WORK-SPACE AMENITY:**

A YCA Business Center was recently developed and built within a previously under-utilized common area space. Resulting in a new modern work area for all Owners and Residents to use and enjoy. As planned, this space is in keeping with the current trends toward having a collaborative space located on-site. With the total development cost being less than \$7,500; equivalent to about \$20 per apartment. A special thanks to Walter, Juan, Nelson, and German for their help with “making this project happen”. As a side note, we encourage our Owners to investigate the Racquetball Court area, with the idea of redevelopment in mind. This space is quite large and almost totally unused for the last 2 plus years. We would like to hear your thoughts on other uses for this large and prime location.

We hope that our initiatives demonstrate the Board’s commitment to Continuous Community Improvement. And we encourage our Owners to share their ideas toward the goal of building a safe and harmonious community. With your help and support, we will continue to work for a prosperous and satisfying future for all.

Sincerely, Diego Lerej, President,  
on Behalf of the Board of Directors

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*On this day of Thanks, the YCA Board of Directors and Staff would like to offer Wishes of Good Health and Prosperity to all of the Members of our Community. Happy Thanksgiving to All.*

### 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.



## Garage Parking Spaces for Rent by the Association

The Yacht Club at Aventura Condo Association has parking spaces available for rent. If you are interested, please reach out to the Management Office at 305-931-4216 and/or email your request to: [management@theyachtclubataventura.com](mailto:management@theyachtclubataventura.com)



## Garage Parking Space For Sale by Unit Owner

Garage Parking Space for Sale by Unit Owner in the North Garage. Please call 786-296-8979 to Inquire.

## Move In & Out And Deliveries!

General Information regarding Move in & Out and Deliveries.

- Moving and Deliveries are permitted Monday thru Friday 9am – 5pm ONLY. 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

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