

The Yacht Club at Aventura

Monthly Newsletter



Volume 12 Issue 9

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

December 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

News from Your Community Board of Directors

As the year draws to a close, we want to extend warm holiday greetings and share an important update.

We are delighted to confirm that this year, through effective optimization of our financial resources, we successfully avoided a significant special assessment or HOA fee increase in our budget 2023, despite a notable increase in most condominium HOA fees in Florida, as you may know.

The concerted efforts of our office team, led by our dedicated management figure, Robert, and the Board of Directors, enabled us to address unforeseen and inaccurate expenses in the 2023 budget. We achieved substantial savings in areas such as access control supplies and insurance policies while enhancing services, such as weekend management office hours, and introducing new amenities like the business center for our residents.

Looking ahead, we have meticulously planned the 2024 budget, which encompasses crucial initiatives. One notable project involves the gradual modernization of our 18 elevators, as they're reaching the end of their lifespan. This undertaking is set to unfold over the next few years, enhancing both the building's quality and safety standards.

To ensure a strategic timeline and avoid overlapping with the almost-completed roofing project, we plan to commence the elevator project in 2024.

Additionally, we are hiring a dedicated supervisor to manage building security, focusing on key areas like the parking lot, swimming pool/BBQ area, and emergencies.

In the coming days, we will install license plate reading cameras to further bolster parking security, contributing to greater control and safety for everyone.

As we conclude the year, we express our heartfelt appreciation for your support and cooperation. Wishing you and your loved ones a joyous holiday season and a prosperous New Year!

Warm regards,

Diego Lerej, President, on behalf of the Board of Directors

FREE REPLACEMENT OF PROPERTY ACCESS CARDS; FOR ALL OWNERS, LONG TERM RENTERS & APT MANAGERS

For Security related reasons, the Association Management Office will now begin the process of replacing the previously issued "Blue background" Property Access Cards for all Owners, Long Term Renters and Managers.

Therefore, to replace your access cards, please do the following as soon as possible. The Apt Owner, Long Term Renter or Manager should come to the Association Management Office and bring their Access Cards with them.

Please also bring your most recent photo ID with you, so that the Office can update your photo in the YCA Access Control System.

There will be no charge or fee for your new Access Cards. Effective March 30, 2024, all previously issued "Blue background" Property Access Cards will be deactivated.

If you have any questions about this process, please contact the Management Office at the below phone number or email address.

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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!

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Towing

Any vehicle that is found on the property with an expired tag and/or without a tag, will be towed away at the owner's expense.



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



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.**

Friendly Reminder

It's time to service your Air Conditioning unit. Please call a licensed and insured 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.



RAYMOND JAMES of Aventura

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