

# The Yacht Club at Aventura

## Monthly Newsletter



Volume 14 Issue 6

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

September 2025

### BOARD OF DIRECTORS

**President**.....Diego Lerej  
**Vice President** .....Eduardo Frias  
**Treasurer** ..... Hugo Rossi  
**Secretary** .. Erika Szarata de Quintanal  
**Director** ..... Fernanda Sanchez

### PROPERTY STAFF

**Manager** ..... Barbara Smulski  
**Chief Engineer** ..... Walter Silva  
**IT Specialist** ..... Samuel Fernandez  
**Rental Receptionists** Juanes Guzman  
 Katelynn Castillo  
**Security Sup.** ..Veronica Almendares

### IMPORTANT NUMBERS

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

### EMAILS

**General Information:**.. Receptionist@  
 theyachtclubataventura.com

**Website Assistance:**.....  
 IT@theyachtclubataventura.com

**Property Inquiries & Deliveries:**  
**Rentals and Guest Registration:**

*Please log in to your Condo Control  
 account to submit all requests.*

### 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

## !IMPORTANT! – UNIT ACCESS

Dear Owners and Residents,

We kindly request that those who have not yet provided a copy of their apartment key or access code to the management office do so as soon as possible.



Having this information allows us to respond promptly and safely to any emergency, ensuring that situations can be addressed quickly and efficiently.

We appreciate your cooperation and commitment to the safety of our community.

## PACKAGE DELIVERY REMINDER

Please note that the Management Office is not responsible for lost or misplaced packages. We kindly remind all residents to carefully include the correct address and unit number when placing orders to help avoid any potential issues.



Thank you for your cooperation.

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**Turn Your Apartment into a Profitable Airbnb with Zero Effort!  
You can sell or rent long-term basis, too!  
We can handle it for you. We Do the Work, You Relax!**



**Hi we are AllBnb Management Group, a Real Estate firm specializing in managing properties for rentals, Airbnb, and buying/selling. (We speak English and Spanish)**

**Increased income: "Boost your Airbnb income with expert management."**

**Hassle-free experience: "We handle everything"**  
*From marketing, maintenance, cleaning to guest support.*

**Trusted service: "Superhost status with over 10 years of experience at the Yacht Club of Aventura, and over 80% occupancy rate."**

**"Do you need to sign a long-term contract with us? NO**

**"How do payments work? Direct Airbnb payments to YOUR BANK ACCOUNT"**

*"Thanks to AllBnb, my occupancy rate is consistently over 90%. My property is in good hands." – Roberto C., Owner.*

**Over \$2M in revenue annually in Over 50 satisfied property owners.**

**We also manage all licenses and inspections to ensure full compliance.**

**Ready to maximize your property's potential?  
Contact us now! WhatsApp us to 305-904-5971  
allbnbmanagementgroup@gmail.com**



## Skillet Chicken Bulgogi

- ¼ cup chopped onion
- 5 tablespoons soy sauce
- 2 ½ tablespoons brown sugar
- 2 tablespoons minced garlic
- 2 tablespoons sesame oil
- 1 tablespoon sesame seeds
- ½ teaspoon cayenne salt and pepper to taste
- 1 lb skinless, boneless chicken breasts, cut into thin strips

Whisk onion, soy sauce, brown sugar, garlic, sesame oil, sesame seeds, cayenne pepper, salt, and black pepper together in a bowl until marinade is smooth. Cook and stir chicken and marinade together in a large skillet over medium-high heat until chicken is cooked through, about 15 minutes. Optional: add vegetables of your choice. Serve over rice or noodles. 4 servings







PATRICKJAIMEZ PA

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### THINKING OF SELLING OR BUYING?

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 Get Honest Experienced Help Selling or Buying your Home.

**TRUST the advice of a professional.**  
 When it comes to **Selling** or **Buying** 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?**

MENTION THIS FLYER FOR FREE POLICY REVIEW

## 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.

Rami Boaz, License #PT17524



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(00210, D0150, D1110)

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305-866-2626

4011 WEST FLAGLER ST, SUITE 506  
MIAMI, FL 33134  
305-643-1444

[dredyaguerradds@gmail.com](mailto:dredyaguerradds@gmail.com)  
[WWW.DENTISTSURFSIDE.COM](http://WWW.DENTISTSURFSIDE.COM)

# NATIONAL GOOD NEIGHBOR DAY

While every day is a good day to be a good neighbor, Sept. 28 reminds us that in this busy, digital world, there are real people living just across the hall or a few floors away. Isn't it time to get to know them? Some celebrate Sept. 28 as National Good Neighbor Day, while others mark it on the 4th Sunday of September—but whatever day is chosen, being a considerate condo neighbor can be achieved in many ways.



- Start with a smile and a friendly hello. If someone new moves into your building, a small welcome gift—like fresh fruit, a potted plant, or even an invitation to coffee by the pool—can go a long way.
- Respect shared spaces. Hallways, lobbies, the gym, and the pool belong to everyone. Keep noise down, clean up after yourself, and make sure your guests do the same.
- Be mindful with pets. Always pick up after them, use designated areas, and make sure barking or other noises don't disturb the peace of your neighbors.
- Keep your balcony and entry neat. A tidy space helps everyone enjoy the view and keeps the building looking its best. Dispose of trash properly, keep plants trimmed, and avoid clutter in shared areas.
- Look out for one another. If you know a neighbor who is elderly or lives alone, check in from time to time. A quick chat in the elevator or an offer to pick something up from the store can mean a lot.
- Stay aware. A community thrives when neighbors keep an eye out for one another. Report suspicious activity to building management or security, and encourage a culture of care.

There's still plenty of warm weather to invite a neighbor to join you for a casual cookout on the patio, a poolside gathering, or even a fall-themed get-together. Being a good neighbor isn't just thoughtful—it can be fun!

**NO JOB TOO SMALL**  
**PAINTING AND MINOR REPAIRS**  
*SATISFACTION AND QUALITY GUARANTEED*

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 Plumbing & Electrical Service  
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