

***Yacht Harbour  
A Condominium on the Park  
2901 South Bayshore Drive  
Coconut Grove, FL 33133***

Welcome to Your New Home!



Photo: ©Dan Forer



### **Important Contact Information**

Front Desk	305-442-2900 305-442-2401
Management Office	305-442-2900
Yacht Harbour Website	<a href="http://www.yachtharbourcondo.com">www.yachtharbourcondo.com</a>
Rescue	911 (Call 911/Rescue first, afterwards call the front desk to inform Rescue is coming)

## Utilities

### Cable TV Service and Internet

(Included in the maintenance fee)

AT&T

1-866-299-6824

FPL (Florida Power and Light)

305-442-8770

[www.fpl.com](http://www.fpl.com)



If you need work performed inside your unit, you may use any licensed and insured contractor. Any modifications to units must be approved by management. Below are the names of some local contractors.

## Services

### A/C Service

Breeze Air Conditioning 305-233-5030

Weathermakers A/C 305-233-5820

**Electricians**

Weathermakers 786-249-8880

Benson Electric 305-235-6741

**Plumbers**

Lone Star Plumbing 305-895-1340

**Locksmiths**

Biscayne Lock and Safe 786-991-5625

**Taxi Service**

Super Yellow Cab 305-888-7777

Miami Taxi Service 786-360-6456

Yellow Cabs 305-444-4444

Diamond Cab 305-545-7575

**Public Transportation Information**

<http://www.miamidade.gov/transit/>

305-891-3131

**Dry Cleaners**

Grove Cleaners 305-567-9007

OXXO Care Cleaning 305-444-1718

**Auto Tag Agency**

Coral Gables Tag Agency

Vehicle & Drivers Licensing Services

305-444-1138

## **Waiver**

Yacht Harbour Condominium does not guarantee the accuracy, quality, or appropriateness of any contractor or service provider listed above. The contractors and service providers listed above are independent contractors and are not agents or employees of the Association. You agree that should you use any contractor or service provider, listed above, the association is not responsible or liable for any damage or loss caused or alleged to be caused by or in connection with any contractor or service provider utilized.

## **Coconut Grove Directory**



## **Local Restaurants**

### **Fine Dining**

***Atchana's East/West Kitchen***

2951 South Bayshore Drive, Coconut Grove, FL 33133  
305-774-0404

***Bizcaya at the Ritz-Carlton***

3300 SW 27th Avenue, Coconut Grove, FL 33133  
305-644-4675

***George's in the Grove***

3145 Commodore Plaza, Coconut Grove, FL 33133  
305-444-7878

***Jaguar Ceviche Spoon Bar and Latam Grill***

3067 Grand Avenue, Coconut Grove, FL 33133  
305-444-0216

***Le Bouchon Du Grove***

3430 Main Highway, Coconut Grove, FL 33133  
305-448-6060

***Spartico***

3000 Florida Avenue, Coconut Grove, FL 33133  
305-779-5100

***Timo's at the Villa Mayfair***

2901 Florida Avenue, Coconut Grove, FL 33133-6029  
305-774-1500

***The Spillover***

2911 Grand Avenue, Coconut Grove, FL 33133  
305-456-5723

***Vine and Glass***

2820 McFarlane Road, Coconut Grove, FL 33133  
305-200-5268

**Sushi**

***Akashi Japanese Restaurant***

3444 Main Highway, Coconut Grove, FL 33133  
305-529-9954

***Sushi Maki***

2550 S Bayshore Dr. Coconut Grove, FL 33133  
786-433-6922

**Indian**

***Bombay Darbar***

2901 Florida Avenue, Coconut Grove, FL 33133  
305-444-7272

**Bar/Restaurant**

***Fat Tuesday***

3015 Grand Avenue, Coconut Grove, FL 33133  
305-441-2992

***Sandbar & Grill***

3064 Grand Avenue, Coconut Grove, FL 33133  
305-444-5270

***Mr. Moe's***

3131 Commodore Plaza, Coconut Grove, FL 33133  
305-442-1114

**Breakfast**

***Greenstreet Outdoor Lounge and Restaurant***

3468 Main Highway, Coconut Grove FL 33133

305-444-0244

***Peacock Garden Cafe***

2889 McFarlane Road, Coconut Grove, FL 33133

305-774-3332

**Burger Places**

***Lokal Burgers & Beer***

3190 Commodore Plaza, Coconut Grove, FL 33133

305-442-3377

**Pizza Places**

***Harry's pizzeria***

2996 McFarlane Road, Coconut Grove, FL 33133

786-655-0121

**Banking Centers**

Chase

3015 Grand Avenue, Coconut Grove, FL 33133

786-450-5500

Bank of America

3211 Grand Avenue, Coconut Grove, FL 33133

305-446-2343

Biscayne Bank

3121 Commodore Plaza, Coconut Grove, FL 33133

305-447-5050



Regions Bank  
3516 Main Highway, Coconut Grove, FL 33133  
800-734-4667

Coconut Grove Bank  
2701 South Bayshore Drive, Miami, FL 33133  
305-858-6666

Wells Fargo Bank  
2665 Bayshore Drive, Coconut Grove, FL 33133  
305-460-6065

### **Pharmacy**

CVS  
3215 Grand Ave, Coconut Grove, FL 33133  
305-569-1162

Walgreens  
3490 Bird Rd, Miami, FL 33133  
305-446-5037

Coconut Grove Pharmacy  
3001 SW 27th Ave #102, Miami, FL 33133  
305-442-0211

### **Hospitals**

Mercy Hospital

3663 S Miami Avenue, Miami, FL 33133  
305-285-2195

Coral Gables Hospital  
3100 S Douglas Road, Coral Gables, FL 33134  
305-445-8461

Doctors Hospital  
5000 University Drive, Coral Gables, FL 33146  
786-308-3000

South Miami Hospital  
6200 SW 73<sup>rd</sup> Street, South Miami, FL 33143  
786-662-4000

### **Supermarkets**

The Fresh Market  
2640 S Bayshore Dr. Miami, FL 33133  
305-854-7202

Milam's Market  
2969 McDonald St, Miami, FL 33133  
305-446-4909

Publix  
2270 SW 27<sup>th</sup> Ave, Miami, FL 33133  
305-445-9661

### **Library**

Coconut Grove Branch Library  
2875 McFarlane Road, Miami, Florida 33133  
305-442-8695

### **Services**

FedEx Kinko's  
2982 Grand Avenue, Coconut Grove, FL 33133  
305-444-8258

The UPS Store  
3109 Grand Avenue, Coconut Grove, FL 33133  
305-445-6665

GPS – Graphic, Printing and Signs Center  
3162 Commodore Plaza, Suite 1F2, Coconut Grove, FL 33133  
305-774-1814

24 Hour Fitness  
2982 Grand Avenue, Coconut Grove, FL 33133  
305-448-2416

You Fit  
CocoWalk, 3015 Grand Ave, Coconut Grove, FL 33133  
786-534-0273

The Workout Spot  
3315 Rice Street, Coconut Grove, FL 33133  
305-447-8589

Fitness Together  
3333 Rice Street, #101 Coconut Grove, FL 33133  
305-648-2202

Pilates in the Grove  
3316 Virginia Street, Coconut Grove, FL 33133  
305-446-6899

Dharma Studio Yoga  
3170 Commodore Plaza, Coconut Grove, FL 33133  
305-461-1777

Hair by Hisham  
3405 Main Highway, Coconut Grove, FL 33133  
305-461-0020

Detlev-Aveda Lifestyle Salon & Spa  
3065 Fuller Street, Coconut Grove, FL 33133  
305-448-5750

Johari Hair Cuttery  
2940 Oak Avenue, Coconut Grove, FL 33133  
305-443-3192

Renova Salon & Spa  
3105 Grand Avenue, Coconut Grove, FL 33133  
305-443-1451

Tiano Secret Color  
2840 Oak Avenue, Coconut Grove, FL 33133  
305-448-6661

Wax on Wax off Waxing Spa  
3215 Grand Avenue, Coconut Grove, FL 33133  
305-444-8455

Silly Monkeys Playhouse  
3310 Virginia Street, Coconut Grove, FL 33133  
305-444-4448

Jaguar Therapeutics/Jaguar Therapeutics DC  
3305 Rice Street, Miami, FL 33133  
(305)-792-8393

## **Organizations**

Coconut Grove Chamber of Commerce  
2820 McFarlane Road, Coconut Grove, FL 33133  
305-444-7270

Coconut Grove Village Council  
[www.coconutgrovevillagecouncil.com](http://www.coconutgrovevillagecouncil.com)

Women's Club of Coconut Grove  
2985 S Bayshore Drive, Miami, FL 33133  
305-446-2909

Coconut Grove Sailing Club  
2990 S Bayshore Drive, Miami, FL 33133  
305-444-4571

Biscayne Bay Yacht Club  
2540 South Bayshore Drive, Coconut Grove, FL 33133  
305-858-6303

Coral Reef Yacht Club  
2484 S Bayshore Drive, Miami, FL 33133  
305-858-1733

## **Galleries**

Artway 66 Gallery & Photo Studio  
2911 Grand Avenue, Suite 400D, Coconut Grove, FL 33133  
305-726-1466

Blue Moon Studio of Art  
3444 Main Highway, Coconut Grove, FL 33133  
305-794-0329

Coconut Grove Arts Festival Galleries  
3390 Mary Street, Coconut Grove, FL 33133  
305-447-0401

Dynamo Art CocoWalk  
3015 Grand Avenue, Coconut Grove, FL 33133  
305-728-7172

Midori Gallery  
3168 Commodore Plaza, Coconut Grove, FL 33133  
305-443-3399

Via Gallery  
2996 McFarlane Road, Coconut Grove, FL 33133  
786-313-3322

## **Movie Theatre**

### **Cinopolis**

3015 Grand Avenue, Coconut Grove, FL 33133  
305-446-6843

## **Events**

### **ING Miami Marathon (January)**

The ING Miami Marathon is one of the largest running/walking marathons with participants coming from all 50 states and over 40 countries. Race weekend includes a free Health & Fitness Expo, 5k run/walk (3.1 miles), a half marathon (13.1 miles) and a full marathon (26.2 miles). The ING Miami Marathon Weekend provides a platform for various charities to raise funds.

### **Coconut Grove Arts Festival (February)**

Nearly one mile of arts, fine cuisine and live entertainment, the Festival is held annually (February) in the streets of Coconut Grove, along the streets of McFarlane Road, South Bayshore Drive and Pan American Drive.

**4<sup>th</sup> of July Fireworks at Peacock Park**  
Peacock Park, Coconut Grove FL

**The Great Grove Bed Race (September)**

Labor Day Weekend tradition, bed race competition, consists of five man teams sprinting their 'sheets' off down Grand Ave. Trophies and medals adorn the four category winners, but the best prizes go to those who are most creative in bed building.

**King Mango Strut (December 31st)**

The King Mango Strut started in 1982 as a parody of the Orange Bowl's parade, the King Orange Jamboree, after the Jamboree banned Coconut Grove residents Glenn Terry and Bill Dobson from playing kazoos while wearing conch shells on their heads. So they created their own raunchy parade, led by an oversize, inflated mango.



## **Yacht Harbour Website**

[www.yachtharbourcondo.com](http://www.yachtharbourcondo.com)

Yacht Harbour Website provides our residents with online services and a great share of information, news and announcements, with access to resources for important Association documents and forms, member directory, and much more.



### **Concierge Service**

Yacht Harbour Condominium offers the residents and owners a 24 hour service. Concierges can assist you with all your needs and questions at any time at 305-442-2900 or at [concierge@yachtharbourcondo.com](mailto:concierge@yachtharbourcondo.com)



### **Moving Process**

Moving in and moving out must be scheduled only for Monday through Friday between the hours of 8AM to 4PM. Holidays and weekends are excluded. Residents moving in/out may not leave furniture, boxes or other items stored in the common area hallways during move ins/move outs for



any period of time. Please speak with the Manager or concierge at the time of moving, so that the freight elevator may be placed on independent service for your convenience. Passenger elevators should not be used to move bulky or large numbers of items to or from apartments. A refundable security deposit of \$250.00 in the form of check payable to Yacht Harbour Condominium is required. Submission of Liability Insurance from the moving company is also required.



### **Deliveries**

All packages are delivered at the front desk and left with the concierge. Once your package arrives you will be notified by an email (active email must be placed on file)



### **Common Area Computer & Internet**

Use of common area computers, printers etc. is for Yacht Harbour owners, their guests, and our staff. Computers are equipped with parental controls to prevent illegal or inappropriate use of computers. Downloads are prohibited. Computer

usage will be limited to 30 minutes per person if there are other residents waiting to use the computer. Wifi is available in the common areas (lobby, library, party room and pool area) for your use.

Password: **welcome2901**



### **Cable Television**

TV service is being provided by Direct TV and serviced by ACN. Please refer to attached channel lineup offered by the company.



### **Parking**

Parking is prohibited in locations clearly marked in red or yellow in non-parking areas. You may only park in your assigned spaces. Special consideration is to be granted for special circumstances, but all such exceptions should be defined by the Manager. Automobiles should not be left on the entrance ramp of the building, except for valet parking. If left for the valet, the cars should be moved aside to avoid blocking the ramp's entrance to the parking garage. Valets will insist that cars be moved when they are blocking the ramp driveway. When parties are planned, if there

are more than 10 guest cars, the manager's office should be informed and additional valet service planned to manage the cars. This extra service is at the expense of the owner or tenant giving the party. Vehicles which cannot operate under their own power shall not remain on Condominium premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on Condominium premises. There should be no storage of articles or vehicles behind owner's or tenants parking spaces in the parking garage.



### **Valet Parking Service**

Yacht Harbour Condominium is pleased to offer our residents and their personal guests complimentary valet service from 8am - 12 midnight. From midnight to 8am parking is available in the back lot. A parking pass must be obtained from the front desk. Valet tipping is permitted.



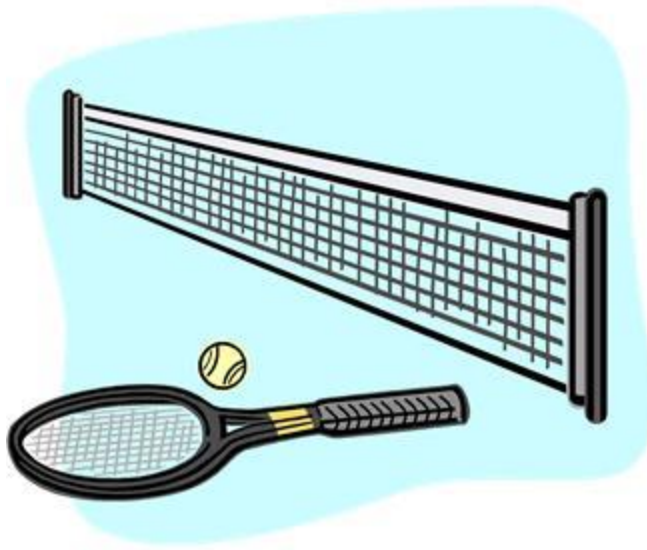
### **Barbeque**

It is ILLEGAL to use a barbeque on apartment balconies and it is prohibited by the State Fire Marshal. There are facilities for outdoor cooking in the poolside area. If you are interested in using the grill, please make a reservation with the concierge.



### **Pool**

There is no lifeguard on duty. Use pool at your own risk. Children under 14 years old must be accompanied by an adult. Glassware or other breakable items are not allowed in the pool area. Please dry completely before entering the Lobby. Shirts or robes and shoes should be worn when going to and from the pool area. The freight elevator is to be used when coming from the pool. Gathering on the pool deck must cease by 11:00 P.M. Sunday through Thursday, and 11:45 P.M. Friday and Saturday. Pool showers are for rinsing ONLY. No soap or shampoo is allowed in the pool area. Doing so represents a safety hazard. Violation of these rules will preclude future use of the pool area.



### **Tennis Court**

Courts should be reserved. Players with appointments to play recorded at the concierge's desk have priority. Play time is limited to one hour when others are waiting to play. Lights are to be turned off after finishing play, and in any event must be turned off by 10 P.M. Players must wear appropriate tennis attire. ONLY tennis shoes are allowed on the courts. No guests are allowed to play without the owner or tenant present. Yacht Harbour Condominium requests that tennis courts are used for the sole purpose of playing tennis. No other recreational activity will be allowed. Children under 14 are permitted to play only in the presence of an adult.

### **Saunas**

Saunas are for use of owners or tenants only. Appointments for the saunas are made with the concierge. Observe "Men only" and "Women only" use unless previous arrangements have been made.



## **Gym**

Fitness center is located at the basement level.

The Fob for all the pedestrian doors is also used to open the gym; the remote control for the TV is available at the front desk. Residents must be properly attired in standard workout clothes. Equipment must be wiped down after use, using supplies provided.

## **Party Room**

Party Room adjacent to the pool is available for the exclusive use of all residents of Yacht Harbour Condominium. The area is equipped with a kitchen, microwave, refrigerator, and coffee maker. Use of the party room must be scheduled. A reservation form may be obtained at the Concierge's desk in the lobby or at the office and must be returned to the Manager no later than three days prior to the scheduled event. No application for reservation will be considered valid until approved by the Manager. A \$250 refundable deposit is required to reserve the Party Room. Individuals using the party room are responsible for leaving the room clean and undamaged. If a function is going to be hosted by an individual or individuals under 18 years of age it will be necessary for the owner or tenant to engage a bona fide security guard. This will not be necessary if an adult chaperon is present. All functions must be over no later than 11P.M. on week nights and 11:45P.M. on Friday or Saturday nights. Individuals using the party room must observe all rules regarding noise.



## **Bicycles**

For the convenience of all Yacht Harbour's residents, bike racks are available in the garage. All residents are required to register their bicycles with the management office and will be provided with a decal that must be attached to the bicycle at all times. There should not be any bicycles stored in the basement that are not the personal property of a resident of Yacht Harbour. Bicycles should be stored only in racks provided. They should not be chained to pipes or columns in the parking garage. Bicycles should not be stored on apartment balconies, or in hallways, elevator or storage rooms. No bicycles are permitted in the lobby area.

Residents are responsible for locking their bicycles to the racks in the garage. Yacht Harbour Condominium Association is not responsible for lost, damaged or stolen bicycles.



## **Pets**

Pets are prohibited from the premises unless they are registered assistance animals and proper documentation was submitted to the office. All service animals must use the freight elevator only. At all times, dogs should be on the leash or carried while present on common element areas; corridors, halls, elevators. No dogs are allowed in the lobby. The freight elevator and basement entrance/exit should be used while entering/exiting the building with a pet.



### **Shopping Carts**

Shopping carts are located in the garage, next to the vending machine, receiving and the laundry room and are available to all residents. Shopping carts should not be left in the hallways. Shopping and laundry carts are not to be taken into passenger elevators; only the freight elevator must be used. The only exception is a period when the freight elevator is not in service.



### **Passenger & Freight Elevator**

The two passenger elevators are for Yacht Harbour Residents, their guests and families. They are not to be used by housekeepers or service personnel from outside the building. It is the owner's responsibility to instruct their personal help and services personnel. Furniture and bulky items should be transported in the service elevator.





### **Garbage Chutes**

This building recycles NEWSPAPER, CANS, and PLASTIC CONTAINERS AND CLEAR GLASS. Please read instructions posted in chute areas and follow them. Owners and tenants are responsible for insuring that housekeepers employed by them also follow these instructions. Please do not leave items on the floor of trash rooms. Trash chute hours are: Monday through Saturday 7:00 a.m. to 10:00 p.m.  
Sunday, 9:00 a.m. to 10:00 p.m.

There is a trash bin located next to Receiving for items and boxes that do not fit down the chute. No construction material, furniture or bulky items are allowed.



### **Maintenance & Special Assessment**

Options available for payments of monthly maintenance fees include:

- Lockbox (Unit owner receives a coupon booklet)
- Online Payments at [www.yachtharbourcondo.com](http://www.yachtharbourcondo.com)

Payments made in the form of checks should be made payable to Yacht Harbour Condominium Association. The monthly maintenance assessment for your unit type is due on the first day of each month, and payments ten (10) or more days late are subject to a \$25.00 late fee. In addition, special assessment payments are due on the fifteenth (15) day of each month and will be assessed a \$25 late fee if not received by the twenty-fifth (25) day of each month.

## **Proof of Insurance**

### **How to Process your own Certificate in Cybersure**

1. Go to certificate webpage:

<https://www.cybersure.com/cybersure/forms/cococert/cocoissuecert.aspx>

2. Use login name and password provided to enter system. (Enter login and password exactly how you see below)

**Client Code:** 44534

**Password:** z0PorSnt

3. Choose the location you need to show proof of coverage for (some properties have multiple buildings and/or addresses). If you want coverage for all locations, **Select All**

**4. Please fill out the following sections.** Enter the bank/mortgage information. The following section will be to enter the home owner/buyer information (i.e. buyer/owners name, property address, loan# etc.)

**5.** You may fax or email the certificate. Enter the information accordingly. Enter a "Contact Name" and check the delivery option preferred. . **Click "Submit"**

**6.** The popup page will now reload with an image of your certificate. Here you may print, save certificate if necessary.

**7.** Click "**Next**" to issue another certificate or "**Close,**" to close the window.

If you have any questions, or encounter any problems while trying to obtain a certificate, you may contact Wells Fargo at (305)428-0015 for assistance. You may also contact them by email at [MIAG\\_CERTS@wellsfargo.com](mailto:MIAG_CERTS@wellsfargo.com)



**List of Costs that may apply when you move in:**

Key Remote \$30

Common Area Key \$10

Laundry Card \$10

Flood Buster \$25

Refundable Elevator Deposit \$250.00





# XTRA package 210+ digital channels

Print channels for ZIP Code 33133

TNT

## EN ESPAÑOL

Disney XD HD	292	Galavision	404	Univision (Este)	402	mun2	410
Enlace Christian Television*	448	ONCE México*	447	V-me*	440		

## NATIONALS

3net (HD)	107	Disney Channel (East)	290	INSP	364	QVC Plus	315
A&E	265	Disney Channel (West)	291	ION Television	305	RFD TV	345
ABC Family	311	Disney Junior Channel	289	ION Television West	306	ReelzChannel	238
AUDIENCE	239	Disney XD	292	Independent Film Channel (IFC)	564	Science Channel	284
AXSTV HD	340	E! Entertainment	236	Investigation Discovery (ID)	285	ShopHQ	316
Al Jazeera America	347	ESPN	206	Jewelry Television	313	Spike	241
American Movie Classics (AMC)	254	ESPN2	209	Jewish Life Television*	366	Syfy Channel	244
Animal Planet	282	ESPNEWS	207	Lifetime	252	TBS	247
BBC America	264	ESPNU	208	Lifetime Movie Network	253	TCT Network	377
BYU TV	374	EWTN	370	LinkTV	375	TLC	280
BabyFirstTV*	293	FX	248	Logo	272	TNT	245
Big Ten Network	610	FX Movie Channel	258	MAVTV	214	TV Guide Network	273
Biography Channel	266	FXX	259	MHz WORLDVIEW*	2183	TV Land	304
Black Entertainment Television (BET)	329	Food Network	231	MLB Network	213	TV One	328
Bloomberg Television	353	Fox Business Network	359	MSNBC	356	TeenNick	303
Bravo	237	Fox News Channel	360	MTV	331	Tennis Channel	217
CBS Sports Network	221	Fox Sports 1	219	MTV2	333	The Sportsman Channel - ELNUS	605
CMT	327	Fox Sports 2	618	Military Channel	287	The Word Network	373
CNBC	355	Free Speech TV*	348	NASA TV	346	Travel Channel	277
CNBC World	357	Fuse	339	NBA TV	216	Trinity Broadcasting Network (TBN)	372
CNN	202	GEM NET (Global Expansion Media Network)*	2068	NBCS	220	TruTV	246
CSPAN 1	350	GOD TV	365	NFL Network	212	Turner Classic Movies (TCM)	256
CSPAN 2	351	GSN	233	NRB	378	UP	338
Cartoon Network (East)	296	Golden Eagle Broadcasting*	363	Nat Geo WILD	283	USA Network	242
Cartoon Network (West)	297	Golf Channel	218	National Geographic Channel	276	VH1	335
Centric	330	Great American Country	326	Nick Jr.	301	VH1 Classic	337
Christian Television Network (CTN)	376	H2	271	Nickelodeon (East)	299	Velocity	281
Church Channel	371	HITN*	438	Nickelodeon (West)	300	WE: Women's Entertainment	260
Comedy Central	249	Hallmark Channel	312	Nicktoons Network	302	WGN America	307
Cooking Channel	232	Headline News	204	OWN	279	WeatherNation	362
DIY Network	230	History Channel	269	Ovation	274	World Harvest Television	367
Daystar	369	Home & Garden Television (HGTV)	229	Oxygen	251	pivot Channel	267
Destination America	286	Home Shopping Network	240	PBS	0		
Discovery Channel	278	Hope*	368	Pursuit Channel	604		
Discovery Fit & Health	261	Hub	294	QVC	275		

## PREMIUMS

TVG - The Interactive Horseracing Network	602						
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## REGIONAL SPORT NETWORKS

FS Florida	654	Sun Sports	653				
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## SATELLITE RADIO

SONICTAP: 60's Revolution	803	SONICTAP: College Rock	831	SONICTAP: Jazz	852	SONICTAP: Salsa	874
SONICTAP: 70's Hits	804	SONICTAP: Dance	859	SONICTAP: Latin Hits	871	SONICTAP: Showtunes	823
				SONICTAP: Latin Jazz	879	SONICTAP: Silk Soul	843

