



900 BISCAYNE BAY CONDOMINIUM ASSOCIATION, INC.  
COMPANY LIST – LICENSE AND INSURANCE REQUIREMENTS  
DATE: JANUARY 20<sup>TH</sup> 2017

Below is a list of companies that have provided the management office with the required license and insurance coverage on prior occasion to perform work within a unit or at the building. This list of companies is being provided for your convenience. The Association does not endorse nor recommend any of the companies listed, and makes no representation concerning the quality of these companies, or their work performance. The Association accepts no legal or other responsibility for the actions of these companies. **Owners are not required to utilize any company on this list, and may select any company they prefer to perform work within their units. However, each company must provide a copy of its certificate of insurance every time they come to work on property to ensure that the coverage is sufficient and approved by the Association.** Prior to the commencement of any work within a unit, the association must review and approve the scope of work, insurance certificate and license for each company. Please see below for more specifics on insurance:

**Please find the certificate of insurance sample attached, the following is required:**

- **General liability:** must have **additional insurance** (marked with an x or y)
- **Workers compensation:** required (workers comp exemption is **NOT** accepted)
- **Certificate holder** must reflect the sample:

900 Biscayne Bay Condo. Assoc. Inc.  
KW Property Management LLC  
990 Biscayne Blvd Suite. 404  
Miami Fl, 33132



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**A/C Maintenance & Repair:**

- Air at your door: 305-885-7771
- C/A Mechanical: 954-596-6600
- Edd Helms: 305-653-2520
- Oasis Cooling: 305-365-2665
- Omar & Son: 305-688-4949
- Service America: 800-884-3500
- Stanley Steamer: 1- 800-783-3637

**Appliance Repair:**

- High-End Service: 305-558-9220
- Key Appliance: 305-361-3888
- Miele: 800-843-7231
- Ocean Appliance Services: 954-399-9176
- Service America: 800-884-3500
- Total Appliance: 954-454-6801

**Carpet/Furniture Cleaning:**

- Coit: 954-486-0900
- Stanley Steamer: 1- 800-783-3637

**Cleaning Services:**

- Maid Brigade: 305-430-6243
- Maid Green: 305-757-0575
- Maid Right: 305-274-1808
- Molly Maids: 954-744-1000
- Stanley Steamer: 1- 800-783-3637
- Sunshine Maids: 305-704-8232

**Curtains & Window Treatments:**

- Brown Design: 305-342-2360
- IDesign Miami: 305-665-9110

**Electrician:**

- Edd Helms: 305-653-2520
- Elcon Electric: 800-446-8915
- Kilby Electric: 305-233-2965
- Langer Electric Service Company: 954-984-8489
- RC Construction Services: 305-305-6999

**Floor Polishing:**

- Coit: 954-486-0900
- Marblelife of Southeast Florida: 561-368-7607
- New life Marble & Granite: 954-581-2226
- Stanley Steamer: 1- 800-783-3637

**General Contractors:**

- CSM Contractors: 305-323-4668
- DVG Builders Inc: 786-274-9986
- RC Construction Services: 305-305-6999

**Shower Doors:**

- Dallas Glass and Mirror: 305-754-1406
- Daydid Specialties: 866-942-0917

**Locksmith:**

- AAA Locksmith: 305-576-9320

**Painting & Handy Man:**

- Capieca: 305-436-8161
- RC Construction Services: 305-305-6999

**Plumbing:**

- Coral Reef Plumbing: 305-361-6769
- Douglas Orr: 305-887-1687
- Express Drain: 954-763-2520
- Island Plumbing: 305-361-8188
- Service America: 800-884-3500

**Sliding Door:**

- Daydid Specialties: 866-942-0917
- Impact Glass: 786-245-4595

**Windows Cleaning:**

- Clearview Building Services: 954-584-4838
- Cliffhanger: 305-887-0700
- KB Windows: 954-981-0822



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KWPRO-1 OP ID: LD

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
**04/24/2015**

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>BROWN &amp; BROWN OF FLORIDA INC</b> 14900 NW 79th Court Suite#200 Miami Lakes, FL 33016-5869 Fausto Alvarez	CONTACT NAME: <b>Fausto Alvarez</b>	
	PHONE (A/C, No, Ext): <b>305-364-7800</b>	FAX (A/C, No): <b>305-714-4401</b>
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: <b>*FCCI Insurance Company*</b>		<b>10178</b>
INSURER B: <b>*FCCI Advantage Insurance Co</b>		<b>12842</b>
INSURER C: <b>*National Trust Insurance Co.</b>		<b>20141</b>
INSURER D: <b>*Continental Casualty Co</b>		<b>20443</b>
INSURER E:		
INSURER F:		

**INSURED** **TEST CUSTOMER** ← **Note # 1**

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<b>B</b>	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		<input checked="" type="checkbox"/>	CPP00084917	06/17/2014	06/17/2015	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COM/POP AGG \$ <b>Included</b> Emp Ben. \$ <b>1,000,000</b>
<b>A</b>	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			CA00118267	06/17/2014	06/17/2015	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
<b>C</b>	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ <b>10,000</b>			UMB00069317	06/17/2014	06/17/2015	EACH OCCURRENCE \$ <b>10,000,000</b> AGGREGATE \$ <b>10,000,000</b> \$ PER STATUTE    OTH-ER
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A	000617	06/17/2014	06/17/2015	E.L. EACH ACCIDENT \$ <b>1,000.00</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000.00</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000.00</b>
<b>D</b>	<b>Crime</b>			596356933	08/10/2014	08/10/2015	<b>Limits</b> see notes <b>Ded</b> see notes

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

← **Note # 4**

<b>CERTIFICATE HOLDER</b> ← <b>Note # 5</b> 900 Biscayne Bay Condo. Assoc. Inc. KW Property Management LLC 990 Biscayne Boulevard Ste. 404 Miami, FL 33132	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Brown and Brown of Florida, Inc.
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