



**900 BISCAYNE BAY CONDOMINIUM ASSOCIATION, INC.
COMPANY LIST – LICENSE AND INSURANCE REQUIREMENTS**

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 as well as copy of the business license:

- **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: 305-219-6495
- Service America: 800-884-3500
- Kool Air: 954-962-8843

Appliance Repair:

- High-End Service: 305-558-9220
- Key Appliance: 305-361-3888
- 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 Green: 305-757-0575
- Maid Right: 305-274-1808
- Molly Maids: 954-744-1000
- 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

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
- Zentix Design & Build: 305-305-6999

Shower Doors:

- Zentix Design & Build: 786-367-2844

Locksmith:

- AAA Locksmith: 305-576-9320

Painting & Handy Man:

- Av Professional Painting Corp: 786-379-3525
- RC Construction Services: 305-305-6999

Plumbing:

- Coral Reef Plumbing: 305-361-6769
- Douglas Orr: 305-887-1687
- Express Drain: 954-763-2520
- Service America: 800-884-3500
- Miami Shores Plumb: 305-751-2446

Sliding Door:

- Daydid Specialties: 866-942-0917
- Impact Glass: 786-245-4595
- Hurricane Window & Screen: 305-235-8110

Windows Cleaning:

- Clearview Building Services: 954-584-4838
- Stark Enterprise: 786-312-2390
- 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 BROWN & BROWN OF FLORIDA INC 14900 NW 79th Court Suite#200 Miami Lakes, FL 33016-5869 Fausto Alvarez	CONTACT NAME: Fausto Alvarez	
	PHONE (A/C, No, Ext): 305-364-7800	FAX (A/C, No): 305-714-4401
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : *FCCI Insurance Company*		10178
INSURER B : *FCCI Advantage Insurance Co		12842
INSURER C : *National Trust Insurance Co.		20141
INSURER D : *Continental Casualty Co		20443
INSURER E :		
INSURER F :		

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

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

← **Note # 2**

← **Note # 3**

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

← **Note # 4**

CERTIFICATE HOLDER	CANCELLATION
900 Biscayne Bay Condo. Assoc. Inc. KW Property Management LLC 900 Biscayne Boulevard Ste. 404 Miami, FL 33132	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.

← **Note # 5**