



VENDORS LIST – LICENSE AND INSURANCE REQUIREMENTS

Enclosed is a list of companies that have provided the Management Office with their current occupational license and Certificate of Insurance. 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 they have sufficient coverage and is approved by the Association.** Prior to the commencement of any construction 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:

If you are to choose another company not on this list, a sample of the certificate of insurance (COI) is attached for guidance:

- ❖ **General Liability.**
- ❖ **Workers Compensation:** Required (worker's comp exemption is **NOT** accepted). If the company does not have worker's comp, the General Release must be executed and notarized by the company.
- ❖ **Description of work:** Must have unit's number, customer's name and date of service.
- ❖ **Certificate holder** must reflect the sample:
The Island House Apartments, Inc.
200 Ocean Lane Drive
Key Biscayne, FL 33149

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A/C Maintenance & Repair:

- ❖ Association: 305-361-5451

Appliance Repair:

- ❖ A&J Appliances Svc: 786-294-4656
- ❖ Top Appliance Solutions: 305-440-7181
- ❖ Flamingo Appliances: 1-877-560-8485

Carpet/Furniture Cleaning:

- ❖ Coit: 954-486-0900
- ❖ Stanley Steamer: 1-800-783-3637
- ❖ Oxycleanfresh: 305-270-5310
- ❖ Uniclean of SFL: 786-242-5539

Cleaning Services:

- ❖ Stanley Steamer: 1-800-783-3637
- ❖ Oxycleanfresh: 305-270-5310

Electrician:

- ❖ Key Lite Electric: 305-361-3481
- ❖ Island Power: 305-361-2929
- ❖ Empire Electric: 305-264-9982
- ❖ Electrical Svc. JC Inc: 305-594-2775

Floor Polishing:

- ❖ Stanley Steamer: 1-800-783-3637
- ❖ Oxycleanfresh: 305-270-5310

Flooring:

- ❖ Dolphin Carpet: 305-591-4141
- ❖ Italian Framing Art: 305-988-8230
- ❖ JMM Flooring: 305-842-9976
- ❖ The Carpet Boutique: 305-445-1939

General Contractors:

- ❖ Elemental Design: 305-603-8697
- ❖ Cornerstone of FL: 305-498-4403
- ❖ Royal Plastering Corp: 305-345-0381
- ❖ Italian Framing Art: (Closet Repair) 305-988-8230
- ❖ MZ Design, Inc: 305-361-7606
- ❖ Creara Company: 305-476-0401
- Construction Voss, LLC: 305-924-2516

Locksmith:

- ❖ Caraballo Locksmith: 305-858-6860

Moving Company:

- ❖ Jesus Moving: 305-607-4303
- ❖ Good Greek Moving: 561-683-1313
- ❖ Global Movers Relocators: 304-422-1433

Painting:

- ❖ Craig Hardies Painting: 305-342-8454
- ❖ C&S Paint: 305-643-1136
- ❖ My Master Rollers: 305-507-9994

Pest Control:

- ❖ All Florida Pest: 954-378-2325

Plumbing:

- ❖ Bay Plumbing: 305-446-8141
- ❖ Coral Reef Plumbing: 305-361-6769
- ❖ Island Plumbing: 305-361-2929
- ❖ Douglas Orr Plumbing: 954-800-6944

Sliding Doors:

- ❖ Association: 305-361-5451

Shutters:

- ❖ Coastal Shutter & Doors: 786-953-7701
- ❖ Hurricane Shutter Co.: 786-327-6698

Tile/Marble:

- ❖ Affordable Marble Rest.: 1-800-208-3050
- ❖ Brilliant Marble: 305-632-3600
- ❖ Stone Systems of SFL: 954-486-2379

Windows:

- ❖ Association: 305-361-5451