



## **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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<p><b><u>A/C Maintenance &amp; Repair:</u></b></p> <ul style="list-style-type: none"> <li>❖ Association: 305-361-5451</li> </ul> <p><b><u>Appliance Repair:</u></b></p> <ul style="list-style-type: none"> <li>❖ A&amp;J Appliances Svc: 786-294-4656</li> <li>❖ Top Appliance Solutions: 305-440-7181</li> <li>❖ Flamingo Appliances: 1-877-560-8485</li> </ul> <p><b><u>Carpet/Furniture Cleaning:</u></b></p> <ul style="list-style-type: none"> <li>❖ Coit: 954-486-0900</li> <li>❖ Stanley Steamer: 1-800-783-3637</li> <li>❖ Oxycleanfresh: 305-270-5310</li> <li>❖ Uniclean of SFL: 786-242-5539</li> </ul> <p><b><u>Cleaning Services:</u></b></p> <ul style="list-style-type: none"> <li>❖ Stanley Steamer: 1-800-783-3637</li> <li>❖ Oxycleanfresh: 305-270-5310</li> </ul> <p><b><u>Electrician:</u></b></p> <ul style="list-style-type: none"> <li>❖ Key Lite Electric: 305-361-3481</li> <li>❖ Island Power: 305-361-2929</li> <li>❖ Empire Electric: 305-264-9982</li> <li>❖ Electrical Svc. JC Inc: 305-594-2775</li> </ul> <p><b><u>Floor Polishing:</u></b></p> <ul style="list-style-type: none"> <li>❖ Stanley Steamer: 1-800-783-3637</li> <li>❖ Oxycleanfresh: 305-270-5310</li> </ul> <p><b><u>Flooring:</u></b></p> <ul style="list-style-type: none"> <li>❖ Dolphin Carpet: 305-591-4141</li> <li>❖ JMM Flooring: 305-842-9976</li> <li>❖ The Carpet Boutique: 305-445-1939</li> </ul> <p><b><u>General Contractors:</u></b></p> <ul style="list-style-type: none"> <li>❖ Elemental Design: 305-603-8697</li> <li>❖ Cornerstone of FL: 305-498-4403</li> <li>❖ Royal Plastering Corp: 305-345-0381</li> <li>❖ MZ Design, Inc: 305-361-7606</li> <li>❖ Creara Company: 305-476-0401</li> <li>❖ Construction Voss, LLC: 305-924-2516</li> </ul>	<p><b><u>Locksmith:</u></b></p> <ul style="list-style-type: none"> <li>❖ Caraballo Locksmith: 305-858-6860</li> </ul> <p><b><u>Moving Company:</u></b></p> <ul style="list-style-type: none"> <li>❖ Jesus Moving: 305-607-4303</li> <li>❖ Good Greek Moving: 561-683-1313</li> <li>❖ Global Movers Relocators: 304-422-1433</li> </ul> <p><b><u>Painting:</u></b></p> <ul style="list-style-type: none"> <li>❖ Craig Hardies Painting: 305-342-8454</li> <li>❖ C&amp;S Paint: 305-643-1136</li> <li>❖ My Master Rollers: 305-507-9994</li> </ul> <p><b><u>Pest Control:</u></b></p> <ul style="list-style-type: none"> <li>❖ All Florida Pest: 954-378-2325</li> </ul> <p><b><u>Plumbing:</u></b></p> <ul style="list-style-type: none"> <li>❖ Bay Plumbing: 305-446-8141</li> <li>❖ Coral Reef Plumbing: 305-361-6769</li> <li>❖ Island Plumbing: 305-361-2929</li> <li>❖ S. Beach Plumbing: 305-775-5267</li> </ul> <p><b><u>Sliding Doors:</u></b></p> <ul style="list-style-type: none"> <li>❖ Association: 305-361-5451</li> </ul> <p><b><u>Shutters:</u></b></p> <ul style="list-style-type: none"> <li>❖ Coastal Shutter &amp; Doors: 786-953-7701</li> <li>❖ Hurricane Shutter Co.: 786-327-6698</li> </ul> <p><b><u>Tile/Marble:</u></b></p> <ul style="list-style-type: none"> <li>❖ Affordable Marble Rest.: 1-800-208-3050</li> <li>❖ Brilliant Marble: 305-632-3600</li> <li>❖ Stone Systems of SFL: 954-486-2379</li> </ul> <p><b><u>Windows:</u></b></p> <ul style="list-style-type: none"> <li>❖ Association: 305-361-5451</li> </ul>
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