



To: Residents
From: Bristol Board
Date: November 10, 2016
Re: Work projects for Unit Owners / Potential Contractors List

Dear Bristol Tower Residents,

In order to maintain the availability of Association employees for regular work schedules and avoid hiring additional employees, the Finance Committee has recommended and the Board of Directors have approved a resolution that states: "Association employees will only be available for unit owner work projects on an independent contract basis, between 4:30 PM and 9 AM on weekdays, and on Saturday and Sunday from 9 AM to 4 PM, except in the case of an emergency which will be determined by Management."

According to our management company, FSR, this new policy brings Bristol Tower in line with over 95% of the condominiums in the Miami area, including our sister condo, Santa Maria—most of which do not permit their employees to work on unit owner's projects at any time.

In order to help our unit owners with this transition to a more normal way of getting their work projects done during the day, we have developed a list of handyman contractors who are licensed and approved for work in our building.

Attached is a list of companies that have provided the management office with the required license and insurance coverage on prior occasions to perform work within a unit or at the building. The Association does not endorse or recommend any of the companies attached and makes no representation concerning the quality of these companies or the work they perform. The Association is not legally or otherwise responsible for the actions of these companies. This list of companies is being provided for convenience purposes only. **Owners are not required to use a company on the attached list and have the responsibility of selecting any company they so desire to perform work within their units. Although 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 company performing the work, including those companies listed below, certificate(s) of insurance, license(s) and the scope of work must be approved in writing by the Association.

The management office will be able to determine if the scope of work is subject to approval by the Board of Directors, and if applicable additional information and documentation will be required. Please contact the management office if you have any questions or concerns at [305-856-2200](tel:305-856-2200).

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:**

Thank you

On behalf of the Board of Directors



BRISTOL TOWER CONDOMINIUM ASSOCIATION



CERTIFICATE OF LIABILITY INSURANCE

KWPRO-1

OP ID: LD

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:															
INSURED TEST CUSTOMER		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: *FCCI Insurance Company*</td> <td>10178</td> </tr> <tr> <td>INSURER B: *FCCI Advantage Insurance Co</td> <td>12842</td> </tr> <tr> <td>INSURER C: *National Trust Insurance Co.</td> <td>20141</td> </tr> <tr> <td>INSURER D: *Continental Casualty Co</td> <td>20443</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		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:	
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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	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <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 \$ 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 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
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	BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> 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	000617	06/17/2014	06/17/2015	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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

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

CERTIFICATE HOLDER Bristol Tower Condo. Association 2127 Brickell Avenue, 100 Miami, Florida 33129	CANCELLATION 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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ACORD 25 (2014/01)

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BRISTOL TOWER CONDOMINIUM ASSOCIATION
POTENTIAL CONTRACTORS LIST

A/C MAINTENANCE & REPAIR:

- Airstron 305-940-2962
- Raircon 305-885-4422
- Breeze Air Conditioning Inc. 305-233-5030
- Dade Appliance & Air Conditioning 305-592-3775

APPLIANCE REPAIR:

- All Appliance Installation 954-931-0369
- Dade Appliance & Air Conditioning 305-592-3775
- High End Service 305-558-9220

CARPET/FURNITURE CLEANING:

- Coit 954-486-0900
- Stanely Steamer 1-800-783-3637

CURTAINS & WINDOW TREATMENTS:

- Ameriblinds 305-322-7283
- RT Decor 786-877-0056

ELECTRICIAN:

- Mood Electric 305-758-2000
- LS Curtis Inc. 305-933-0683
- Electricorp Service Inc. 305-262-4938
- Dima Electric 786-317-4789

FLOOR POLISHING:

- Coit 954-486-0900
- Humberto's Flooring 305-948-3212

LOCKSMITH:

- Quickly Locksmith 305-928-2297
- AAA Locksmith 305-576-9320

WATER MITIGATION:

- Super Restoration 305-233-0500
- Water Restoration Group 305-661-2533

GENERAL CONTRACTORS:

- Galloway Contractor 786-312-4880
- 2C Design LLC 754-245-2788
- The Morex Group 305-262-5511
- A&M Interior 786-325-4099
- HB Construction 305-856-8828

SHOWER & SLIDING DOORS:

- Elegant Shower & Glass 305-424-9254
- Impact Glass 786-245-4595
- Sunshine Door Specialist Inc. 305-251-0300
- Mr. Glass Doors & Windows 305-470-8284

PAINTING:

- JB Painting & Waterproofing 800-228-3992
- CPWR, LLC 954-378-3111
- Matute & Son Painting Corp 305-775-6607

PLUMBING:

- Douglas Orr 305-887-1687
- Raircon 305-885-4422
- Kabi Plumbing 786-342-7855
- Island Plumbing 305-361-2929
- Mokher Plumbing 305-253-4092

WINDOW CLEANING:

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

MOVING COMPANY:

- Two Men & A Truck 786-655-7274
- A1A Moving & Storage 954-581-1711
- Flat Rate Moving 305-622-5262

SHUTTERS / IMPACT WINDOWS:

- Shutter Solutions 954-458-0383
- Mr. Glass Doors & Windows 305-470-8284
- Infinite Windows LLC 305-733-7323