**CONDO PREFERRED VENDOR LIST**

**01/2024**

**A/C & HEATING**

**Mike Balan Appliance & A/C, Inc. (22)**

**Contact: Chris**

(954) 931-4752

mikebalanac@gmail.com

**Everything Cool (16, 23, 24)**

Contact: Audie

954-240-2127

powellcool@comcast.net

**A/C COOLING TOWERS CHEMICALS**

**AGI International (19, 20, 23)**

Contact: Manny

954-651-5166

[mannyagi@gmail.com](mailto:mannyagi@gmail.com)

**Advanced Water Technology (21, 26,27)**

Contact: Pete Robinson

305-986-2099

prawt@bellsouth.net

**A/C COOLING TOWER REPLACEMENT, MAINTENANCE/REPAIRS**

**DebonAir (19, 20, 23, 24,25, 27)**

Office: Evelyn

561-623-7414

Alvin Bardes

Cell: 786-417-5375

esantiago@debonairac.com

**Pyke Mechanical (18, 21, 22)**

Contact: Gil

305-884-5600

partsandsales@pykemechinacal.com

**Southeastern Chiller Services (26)**

Contact: Larry Means

1-954-796-8779

[larry@sechillers.com](mailto:larry@sechillers.com)

**ACCOUNTANT**

**Hacker & Romano CPA (15, 18)**

Contact: Irina

954-922-2207

(DO NOT USE to process buyer applications)

irina@hackerromano.com

**Accountsult LLC (19, 22, 24)**

Contact: Mark Buchalter

954-739-2635

[Mark@Accountsult.com](mailto:Mark@Accountsult.com)

**AIR QUALITY (Mold Removal)**

**Indoor Air Quality Corp. (15)**

Contact: Nanette Gordon

954.227.7001

nanettefgordon@iaqcorp.com

**ATTORNEY (Condo Law)**

**Eisinger Law (6, 25)**

Contact: Greg

(954) 894-8000

[geisinger@eisingerlaw.com](mailto:csheir@eisingerlaw.com)

**Michael Bender, Kaye, Bender, Rembaum, P.L. (26)**

Contact: Carrie

954-928-0680

[info@kbrlegal.com](mailto:info@kbrlegal.com)

carrie@kbrlegal.com

**Peters & Peters PA.**

Contact: Maria

954-433-6788

maria@petersandpeterspa.com

**CLEANING & MAINTENANCE**

**Professional Building Services (24)**

Contact: Craig

954.473.0025

craig@professionalbuildingsves.com

**Mony’s Cleaning Services (4, 7,15)**

Contact: Monica Beltran

954-326-1268

[monyscleaning@gmail.com](mailto:monyscleaning@gmail.com)

**Smart Quality Maintenance (3, 6, 16, 17, 18)**

Contact: Lili

Cell: 754-281-4842

smartqualitymaintenance@gmail.com

**Select Staffing (21)**

Contact: Pamela Skalet

305-978-1118

[Pamela@selectstaffingservice.com](mailto:Pamela@selectstaffingservice.com)

**CONCRETE RESTORATION**

**TWG Enterprises Waterproofing & Painting Inc (23)**

Contact: Jessica

561-276-5440

jessicag@twgenterpriseswaterproofing&paintinginc.com

**Biscayne Restoration (9, 15, 27)**

Contact: Randy Bean

Cell: (954) 557-4774 Office: 954-922-4935

Info@biscaynecorp.com

**DOOR REPAIR/CLOSERS**

**Arko J & J Door Service, Inc.**

Contact: Jim or Joel

(305-262-3663

arkodoor@gmail.com

**Coastal Doors (21, 22, 23, 24, 26, 27)**

Contact: Rick Ryckeywaert

954-344-2716 or Cell: 954-646-0886

coastaldoorsinc@gmail.com

**ELECTRICAL CONTRACTOR**

**Crossroads Electrical Services Corporation**

Contact: John Kansman Lic: EC13003338

954.327.8831 or 954-931-4640

[johnkansman@gmail.com](mailto:johnkansman@gmail.com)

**ELECTRICIANS**

**Crossroads Electrical Services Corporation**

Contact: John Kansman - Lic: EC13003338

954.327.8831 or 954-931-4640

[johnkansman@gmail.com](mailto:johnkansman@gmail.com)

**Mike Kovacs Electrical Maintenance (1,2,5,6,7,9,11)**

Contact: Mike

954-445-4021

[Mjkovacs#7@gmail.com](mailto:Mjkovacs#7@gmail.com)

**RWR Electric (23)**

Contact: Russell

954-894-2900

RWRelectric@gmail.com

**Gristan Electric LLC. (26)**

Contact: David

305-389-8700

[gristanelectric@gmail.com](mailto:gristanelectric@gmail.com)

**ELEVATOR INSPECTIONS**

**Carey & Associates (21, 26)**

Contact: Dan

954-895-6853

dancareyelevator@gmail.com

**ENGINEER, ELEVATOR**

**TK Elevator (Thyssen Krupp) (6, 19 & 27)**

Contact: Austin O’Mahoney

954-971-6500 Press #3 twice

Good luck getting through to them

**Motion Elevator (11 buildings)**

Contact: Matt Freeman

954-970-0020

mattfreeman@motionelevator.com

**ENGINEER, STRUCTURAL**

**Inspection Engineers Inc. (19 & 27)**

Contact: Doug Mercado

305-232-8691

InspectionEngineersInc@gmail.com

**Smyth Engineering (22)**

Contact: Christopher Smyth

Off: 772-771-3176 Cell: 954-774-4470

[Christopher.smyth@smythengineering.com](mailto:Christopher.smyth@smythengineering.com).

**Batista Engineering and Construction**

Contact: Greg Batista or Byron

[(954) 434-2053](tel:(954)%20434-2053)

ByronA@askgbatista.com

**FIRE SECURITY ALARM SYSTEMS**

**Fire Alarm System & Security (27)**

Contact: Marlene

Off: 954-327-8670

MTorres@FASS-FLA.com

**Broward County Security Alarms (19)**

Contact: Dan

954-566-3348

[Browco1@hotmail.com](mailto:Browco1@hotmail.com)

**FIRE SPRINKLERS INSTALLATION/MAINTENANCE**

**All Fire Services (22, 26, 27)**

Contact: Angie

Off: 954-367-3607

Cell: 786-402-2359

Angie@AllFire.com

**A Team Fire Sprinklers (24)**

**Also does Fire Inspections**

Contact: Jeff or Jerry

305-948-3473

[Jeff@ateamfire.com](mailto:Jeff@ateamfire.com)

**GARBAGE PICK-UP**

**Waste Management (27)**

954-974-7500

Contact: Jacqui Feldman

786-227-5898

866-909-4458

**Republic Services (3, 5, 26)**

Contact: Sheree Salmon

Account Manager

954-235-4000

[Ssalmon2@republicservices.com](mailto:Ssalmon2@republicservices.com)

**GENERATOR SERVICES**

**Circle Generator (19, 20, 22, 23, 24, 26)**

Contact Carl or Tracy

(954) 767-8331

office@circlegenerators.com

**Don Hillman Inc. (25,27)**

Contact: Bill Porter

(954) 467-6755

Bill@DonHillmanInc.com

**EmPower Generator (11,21)**

Contact: Debbie

954-922-3800

[info@EmPowerGenerators.com](mailto:info@EmPowerGenerators.com)

**GENRATOR FUEL**

**Lank Diesel Oil – Generator Fuel (26, 27)**

Contact: Art Arias

954-978-6600 or 954-326-7526

aarias@lankoil.com

**IMPACT WINDOWS**

**MIS (Modern Installation Solutions) (27)**

Contact: Rose-Ann or Shirley

954-507-6429

[office@miscontractors.com](mailto:office@miscontractors.com)

**INSURANCE/CONDO**

**Brown and Brown Insurance (16, 24)**

Dante Frettoloso

Commercial Insurance Advisor

954-825-7217

[Dante.frettoloso@bbrown.com](mailto:Dante.frettoloso@bbrown.com)

**Franklin Hamilton Insurance Company (1, 26, 27)**

Contact: Nick Sledge

[Office: (561) 287-9834](tel:O:%20(561)%20287-9834)  Cell: (813) 310-4049

[Nsledge@fhinsure.com|](mailto:Nsledge@fhinsure.com|)

**INSURANCE ADJUSTER**

**Disasterstruck Public Adjusters, Inc. (22,26,27)**

Contact: Ilya Levitis

(954) 455-1380

Info@Disasterstruck.com

**Property Damage Adjusters (19, 20, 21, 25)**

Contact: Craig

561-542-2606

craig@propertydamageconsultant.com

**Invictus Insurance Adjusters (11)**

954-260-3353

Customer Service: 855-522-5246 Ext. 3

[info@invictusadjusters.com](mailto:info@invictusadjusters.com)

**Trouble in Paradise (15)**

Contact: Bryce McLarney

888.375.3700 Cell: 954.673.1669

[www.claimtrouble.com](http://www.claimtrouble.com)

**LANDSCAPING**

**Landscape Solutions (7)**

Contact: Karl or Ricki

954-525-5855

service@landscapesolutionsflorida.com

***JRC Landscaping (15)***

*Contact: Jose*

*954-638-7405*

**GRC Landscaping (**11-4-21-22-26-27)

Contact: Charles Insantino

954-242-8815 or 954-970-5252

charlesgrcservices.com

**LEAK DETECTORS**

**Glentronics, Inc.**

Contact: Adam in Sales Dept.

224-377-2393

adamk@glentronics.com

(Discounted price for 96+)

**LAUNDRY EQUIPMENT**

**Laundry Owners Warehouse (15)**

Contact: Orin or Patty

954-537-1643

[todd@lowlaundry.com](mailto:todd@lowlaundry.com)

**LAUNDRY SERVICES (15)**

**RLM Laundry Equipment Service, inc. (9,15)**

Contact: Rey

305-216-5042

[rey\_morales@rlmlaundry.com](mailto:rey_morales@rlmlaundry.com)

**LOCK SMITH**

**Half Price Locksmith (27)**

Contact: Sharon

754-888-9470

[halfpricelocksmith@gmail.com](mailto:halfpricelocksmith@gmail.com)

**G & G Locksmith (21)**24-hour emergency

Contact David: 786-344-0131

Office: 305-947-1227

[gandgtheworldlocksmith@gmail.com](mailto:gandgtheworldlocksmith@gmail.com)

**Automotive & Commercial Locksmith (1)**

Contact: Sanchez

954-347-9566

[Torresjc7892@aol.com](mailto:Torresjc7892@aol.com)

**PAINTING**

**Action Painting (25)**

Contact: Mike O’Toole

305 932-3752

Actionpainting1@bellsouth.net

**SBD Painting Contractors (15)**

Contact: Scott Doyle (Family owned since the 70's)

954.647.7821

scottsbd@bellsouth.net

**PARKING LOT PAVING**

**Atlantic Southern Paving and Sealcoating (3, 15, 17, 20, 21)**

Contact: Kirk Francis

[kirk@atlanticsouthernpaving.com](mailto:kirk@atlanticsouthernpaving.com)

954-581-5805 office

954-444-4925 Kirk’s cell

[kirk@atlanticsouthernpaving.com](mailto:kirk@atlanticsouthernpaving.com)

**PARKING LOT DRAINS**

**Plumbing Experts (25)**

561 279 2460

dispatch@plumbingexperts.com

**SFL Storm Drains (21, 22, 26)**

Contact: Vera

954-790-8151

vera@sflstormdrains.com

**PEST CONTROL**

**PestPro Ridall (19)**

Contract; Kevin Biederman

954-324-8229

[kevin@pestproservices.com](mailto:kevin@pestproservices.com)

**Bugoff Pest Control (21,17,11)**

954-772-8338

[emilybugoff@gmail.com](mailto:emilybugoff@gmail.com)

**PLUMBING**

**Executive Plumbing Contractors (22, 23, 25, 26)**

Contact: Aleks

(954) 924-8211

aleks@epcfla.com

**Plumb Right (1)**

Contact: Ray Rivera

954-801-8828

Ray.rivera68@yahoo.com

**Y&L Plumbing (11 & 21))**

Contact: Yanel

813-526-3617

[ylplumbing@yahoo.com](mailto:ylplumbing@yahoo.com)

**XM Plumbing (16, 17)**

Contact: Xavier Mouhica

954-662-2774

xmplumbing@aol.com

**POOL SERVICE**

**Bethesda Pools (21)**

Contact: Richard Amsden

305-434-6238

Amsden8@gmail.com

**Bento’s Pool Service (19)**

Contact: Yano

954-394-1262

pybento@hotmail.com

**RESERVE STUDY AND APPRAISALS**

**J. R. Frazier**

Contact: Patty

561-488-3012

[jrfrazerent@aol.com](mailto:JR@jrfrazer.com)

**Global Solutions Partners (21)**

Contact: Debbie

844-477-7883 Ext. 806

[info@GlobalReserveStudies.com](mailto:info@GlobalReserveStudies.com)

**RESTORATION (WATER/MOLD)**

**ABC Restoration (19, 26)**

Contact: Peter Xidis

305-970-5554

[Peter@ABCrestorationmiami.com](mailto:Peter@ABCrestorationmiami.com)

**Water Damage Solutions (WDS) (15)**

Contact: Anthony Catania

954-383-4534

[cataniacontracting@yhoo.com](mailto:cataniacontracting@yhoo.com)

**ROOFING**

[**Pasat Roofing & Solar Energy: Roof Contractor**](https://pasatroofingandsolarenergy.com/) **(23)**

Contact: Adriana or Lydia

954-601-3629

[info@pasatroofing.com](mailto:info@pasatroofing.com)

**SK Quality Roofing**

Contact Fili

561-276-8040

[fili@skqualityroofing.com](mailto:fili@skqualityroofing.com)

**Cool Roof Foam and Coatings (15)**

Contact: Ted Dodson

C: 954-478-7890 O: 877-354-3626

[ted@coolroof.biz](mailto:ted@coolroof.biz)

**Advanced Roofing Inc.**

Contact: Tiansang

954-522-6868

[www.advancedroofing.com](http://www.advancedroofing.com)

**Roof Technologies (25)**

Contact: Andrew

954-900-4072

[andrew@rooftechnologiesfl.com](mailto:andrew@rooftechnologiesfl.com)

**Pacific Coast Roofing (7)**

Contact: Joe

954-792-1251

[pacificcoastroofing@yahoo.com](mailto:pacificcoastroofing@yahoo.com)

**SECURITY**

**Elite Guard (Security Guards/Patrol) (22, 25, 26)**

Contact: Kevin Buffington

(305) 956-9520

[kevinb@eliteguard.com](mailto:kevinb@eliteguard.com)

**FS Telecom and CCTV (19 through 27)**

**Security Camera, Phone systems, & Internet**

Contact: Alex Altidor

954-526-8647

[Alex.altidor@fstelecomcctv.com](mailto:Alex.altidor@fstelecomcctv.com)

**Safespot 360 (Security Cameras) (17)**

Contact: Ricardo Rodriguez or Paola

305-746-1211/cell: 954-260-1215

info@spot300.com

**Premier Alarm Systems and Security Consultants, Inc. (26)**Contact: Mathew Haiman, President  
Off: 954-797-7692 Cell: 954-638-5581

[matt@premierfirefl.com](mailto:matt@premierfirefl.com)

**SIGNS**

**Testa and Sons Signs**

Contact: Dennis

(954) 962-5840

[dennis@testasigns.com](mailto:dennis@testasigns.com)

**SPRINKLERS**

**Waterflow Irrigations**

Contact: Adriani

Cell: 786-567-2917

info@waterflowmiami.com

**Above All Sprinklers (7, 21, 24)**

Contact: David Mendez

954-588-9988

[Aboveallsprinklers@yahoo.com](mailto:Aboveallsprinklers@yahoo.com)

**TELE-ENTRY**

**FS Telecom and CCTV (21, 27)**

**Security Camera, Phone systems, & Internet**

Contact: Alex Altidor

954-526-8647

[Alex.altidor@fstelecomcctv.com](mailto:Alex.altidor@fstelecomcctv.com)

**TRASH CHUTE INSTALLATION & REPAIR**

**American Chute (23, 24)**

Contact: Jeff

954-818-4996

Jpwaste#1@yahoo.com

**Ecolo Odor Control (21, 26, 27)**

Contact: Josh Strikowski

561-309-7302

josh@ecolosouthflorida.com

**TOWING**

**Superior Towing Co.**

Contact: Sean Loscalzo

(954) 424-8781

info@superiortowing.com

**WATER HEATERS**

**Executive Plumbing (25 & 27)**

Contact: Aleks

954-924-8211

[aleks@epcfla.com](mailto:aleks@epcfla.com)

**WATER PUMPS**

**Ace Pump & Supply (22)**

Contact: Yvonne Garcia

954-981-7424

ar@acepumpandsupply.com

**JC Pump Service (16, 24)**

Contact: Juan Carlos

954-330-3298

JCPumpService@gmail.com

**Pajuelo’s Repairs & Services LLC (11, 21)**

Jorge: 954-639-1404

[patrijlps@hotmail.com](mailto:patrijlps@hotmail.com)