

# VILLA DORADA

## AT AVENTURA

Volume 8 Issue 10

*A Monthly Newsletter for the Residents of Villa Dorada Condominium*

February 2021

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305-466-8941  
**Aventura-Non-Emergency** .....  
305-466-8989  
**Comcast Cable** ..... 800-934-6489  
**FP&L (Power Outage)** .. 800-468-8243  
**FP&L Service** ..... 305-442-8770  
**Aventura Express Bus**.. 305-932-1287  
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**Security-Kent** ..... 305-440-9269  
**Emergency After Hours** .. 305-830-2526  
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### IMPORTANT EMAILS

**Association Voice (Email updates)** ...  
[www.associationvoice.com](http://www.associationvoice.com)  
**Parking Boss (Guest Parking Pass)**....  
[Villadorada.parkingattendant.com](http://Villadorada.parkingattendant.com)  
**Service Requests (Work Orders)** ..  
[Admin@villadoradacondo.net](mailto:Admin@villadoradacondo.net)

### OFFICE HOURS:

Monday - Friday .....9:00AM - 5:00pm  
*Office closed for lunch 12-1pm daily*

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## Message from the Manager

### SOME CLARIFICATION ON THE GREIVENCE COMMITTEE

#### REVISION REGARDING FINING AND USE RIGHT SUSPENSIONS

Prior to recent amendments to the procedures for fining and use right suspensions for non-monetary violations, which amendments became effective on July 1, 2015, there was a gap in the Florida Statutes regarding the manner in which a community association's board of directors and its fining and suspensions committee coexisted, meaning there was no clear guidance with regard to whether the fining committee would first meet and then the board would levy the fine or if the board would first meet, determine the amount of the fine and then the fining committee would meet to provide the offending owner his opportunity to appear. That said, it was clear that if the fining committee did not agree with the fine, then the board could not authorize its levy against the offending owner. Well, now there is great clarity as to the procedural requirements.

Pursuant to the recent amendments to Chapters 718, 719 and 720 of the Florida Statutes, regarding condominiums, cooperatives and homeowners' associations, respectively, the association's board of directors must first levy the fine or use right suspension for non-monetary violations at a properly noticed board meeting. After the board of directors has levied the fine or use right suspension for non-monetary violations, the person who is to be fined or suspended must be provided with at least fourteen (14) days' notice and an opportunity for a hearing before a fining and suspensions committee. The fining and suspensions committee must be comprised of other owners who are neither board members, nor persons residing in a board member's household. The role of the fining and suspensions committee is limited to determining whether to confirm or reject the fine or use right suspension for non-monetary violations levied by the board of directors.

If the fining and suspensions committee does not approve the fine or use right suspension for non-monetary violations EXACTLY as levied by the board of directors, the fine or use right suspension for non-monetary violations cannot be imposed. If the fining and suspensions committee does approve the fine or use right suspension for non-monetary violations, which must be done by a majority vote, the association must then provide the person to be fined or suspended with written notice of the fine or use right suspension by mail or hand delivery.

Although the association may suspend the right to use the common areas, common elements, common facilities and association property, generally a use right suspension, whether for monetary or non-monetary violations, does not apply to that portion of common areas, common elements, common facilities and association property used to provide access or utility services to the owner's property.

*Continued on page 2*

**Message from Manager** (cont. from page 1)

With specific regard to homeowners' associations, prior to the recent amendments to the fining and use right suspensions for non-monetary violations provisions, a suspension of use rights could not impair the right of an owner or tenant to have vehicular and pedestrian ingress to and egress from their property, including, but not limited to, the right to park. However, as of July 1, 2015, this language has been revised to provide that a use right suspension may not prohibit an owner or tenant from having vehicular and pedestrian ingress to and egress from their property, including, but not limited to, the right to park.

The change from "impair" to "prohibit" in the Homeowners' Association Act is significant in that the 2015 statute suggests that a homeowners' association can impair vehicular and pedestrian ingress to and egress from the owner's or tenant's property so long as such impairment does not prohibit such access. For example purposes only, in gated communities, this new language lawfully allows a homeowners' association to force the owner or tenant to use the guest lane, instead of the resident's lane, at the community's entrance gate.

For condominiums and cooperatives, a use right suspension does not apply

to limited common elements intended to be used only by that unit, parking spaces, or elevators. Additionally, as of July 1, 2015 for condominium associations only, a use right suspension applies to a unit owner who owns multiple units even if the delinquency or violation that resulted in the use right suspension arose from less than all of the multiple units owned by that owner. This means that if an owner, who owns three units, has his use rights suspended due to a continued delinquency associated as to only one of the units, then, nevertheless, the suspension would apply to all of the units and not just the unit associated with the delinquency.

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## SIMPLE FRENCH ONION SOUP

½ cup unsalted butter  
2 tablespoons olive oil  
4 cups sliced onions  
4 (10.5 ounce) cans beef broth  
2 tablespoons dry sherry  
1 teaspoon dried thyme  
1 pinch salt and pepper to taste  
4 slices French bread  
4 slices provolone cheese  
2 slices Swiss cheese, diced  
¼ cup grated Parmesan cheese

Melt butter with olive oil in an 8 quart stock pot on medium heat. Add onions and continually stir until tender and translucent. Do not brown the onions. Add beef broth, sherry and thyme. Season with salt and pepper, and simmer for 30 minutes. Heat the oven broiler. Ladle soup into oven safe serving bowls and place one slice of bread on top of each (bread may be broken into pieces if you prefer). Layer each slice of bread with a slice of provolone, 1/2 slice diced Swiss and 1 tablespoon Parmesan cheese. Place bowls on cookie sheet and broil in the preheated oven until cheese bubbles and browns slightly.



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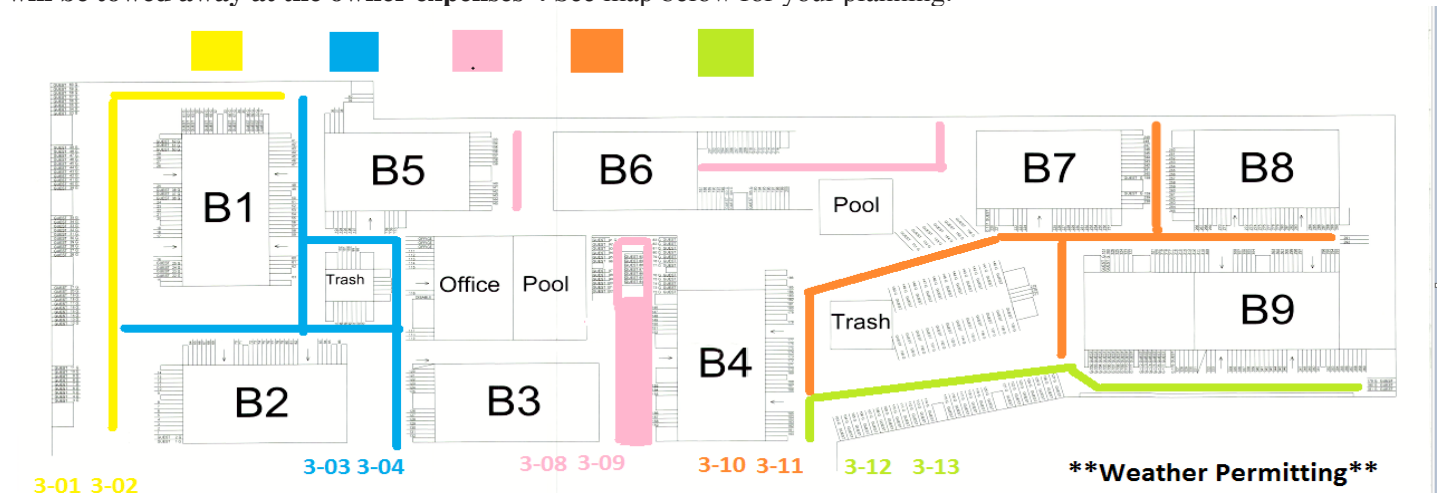
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## Seal Coat Schedule “WEATHER PERMITTING”

Dear resident of Villa Dorada,

With the intention of continuing with the beautification projects of our community, we are advising you that the project to reseal the parking lots will begin on Monday February 22, 2021 and will end on Thursday, March 4, 2021, but because of the weather was move to February 24 and every other phase needs to be moved accordingly. Please see the map below to see the dates, taking in consideration that the days have being move forward on which you will have to mobilize your cars so that the contract workers can perform the work, during the night that your assigned parking space is blocking. The association will refund you as you present a receipt from one night of parking which is \$ 24.00 and only if you decide to park in the Park Square Parking Garage, Located west of Villa Dorada at 2920 NE 207th Street in Aventura. **\*\*This will only be done with the vehicle that has assigned parking. All guest parking vehicles need to make their own arrangements\*\*** All cars must be moved by 8:00 a.m. on the first day and may return the second day at 6:00 p.m. “If your car is not moved it will be towed away at the owner expenses”. See map below for your planning.



**\*\*NOTE: the day may be wrong on the map due to weather and changes on the starting dates\*\***

### PHASE 1

**Wed. & Thur. Feb 24<sup>th</sup> and 25<sup>th</sup>**

South side of Buildings 1 and 2 – and West side of building 1

### PHASE 2

**Fri. & Sat. Feb 26<sup>th</sup> and 27<sup>th</sup>**

The parking lot between Buildings 1, 2, 3 and 5. In front of the office, parking areas near office and Building 3, parking area in front of the Playground and Building 3 south.

### PHASE 3

**Mon. & Tues. March 1<sup>st</sup> and 2<sup>nd</sup>**

Between building 3 north and 4 south - west side and parking area between building 5 and 6 west side of main pool area. And north side of building 6 – south of building 7, and west of the small pool.

### PHASE 4

**Wed. & Thurs. March 3<sup>rd</sup> and 4<sup>th</sup>**

Buildings 4 North, 7, 8 and 9. All Parking areas in front of these buildings and the lot between Buildings 7 and 8 and parking on the west side of Building 9 – parking area along the trash area and east of building 7

### PHASE 5

**Fri. & Sat. 5<sup>th</sup> and 6<sup>th</sup>**

Buildings 4, Small section of North parking lot. All area on the east side of Building 9 that faces Biscaya.

We will utilize some areas of the property to park, such as the wall on west side of building 1 and the tarmac area. This will be coordinated through the office and monitored by security.