

# VILLA DORADA

## AT AVENTURA

Volume 8 Issue 9

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

January 2021

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**FP&L (Power Outage)** .. 800-468-8243  
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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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## Welcome To Our New Property Manager MIRKO R. MORALES, CHA, LCAM.

Allow Me To Introduce Myself, I Am The New Property Manager Of Villa Dorada, Below Is A Small Biography Of My Professional Life.

I Started My First Steps Into The Hospitality Industry In The Year 1976, Since My Family Was Pioneer And Owner Of Several Hotel Establishments In The Dominican Republic And I Spent My Summer Vacation Helping In The Different Properties. In 1982 I Started Working Full Time With My Father While Attending The University In The Dominican Republic Where I Was Studying To Become A Hotel And Restaurant Administrator.

In 1983 I Graduated And Obtained My Administrative Degree, 1983 I Traveled To Miami Where I Decided To Continue My University Studies In The Area Of Hospitality At Miami Dade Community College, In 1986 I Returned To The Dominican Republic And I Start My Professional Career As An Operations Assistant

With The Company Hotels Morales C X A. From 1988 To 1990 I Was The General Manager For Puerto Plata Village Hotels, And Then In 1990 Became Part Of The Sun Hotels C X A. Chain As General Manager Of One Of Their Hotels. At The End Of 1992 I Moved Back To Miami And A New Chapter Begins In My Career Life, At The Hotel Sherbone In Miami Beach, Which Operated As A Condo-Hotel. Following This New Model Of Hotel Operation, I Travel To Study The Administrative System For Condo-Hotel Operation In Vail, Colorado.

In 1996 I Went Back To The Dominican Republic To Work As Assistant Vice President Of Operations With A Company That Had Acquired A Large Amount Of Land For The Development Of A Tourist Complex To Be Called "Hacienda Resorts" Today Known As Lifestyle Resorts. This Project Included Villas, Apartments And Hotel Rooms With A Total Of 1,365 Units, This Complex Was Self-Sufficient, We Produced Our Own Electricity, Had Its Own Black Water Treatment Plant And Its Own Aqueduct, 18 Restaurants And 80 Swimming Pools.



*Continued on page 2*

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

In 1999 Mirko Returned To The United States And This Time I Joined The Group "Schecher Group "Later Known As Sg Resorts International. In The Year 2000, I Was Responsible For Supervising The Transition Of One Of The Hotels Of The Sg Resort And Convert It To A Ramada Franchise Having To Join The Educational Institute And Taking The Classes To Achieve Certification As A Ramada General Manager.

In 2002 I Acquired The Certification Of Certified Hotel Administrator "Cha With The "American Hotel And Lodging Association And The Education Institute Of The Ah&La Association Which I Keep Active Until Now. In 2002 I Also Acquired The License For Real Estate Which I Keep Active Until Now.

In 2008 I Acquired The Florida State Condo Manager's License "License Condominium Association Manager" Lcam. In 2010 I Take A Break Since I Lost My Superhero, My Father And Together With My Brothers Needed To Organized My Father's Businesses To Continue Operating Them, But I Decided To Return To Miami After The Ceo Of Sg Resorts Asked Me To Return To Take The Position Of Coo For The Group Of Sg Resorts International Based In Miami, And Oversees The Operations Of All Sg Resorts Hotels In Miami And The Caribbean.

In 2016, First Services Residential Made Me An Undeniable Offer To Move As Administrator Of Pavilion Condominium In Miami Beach, A Year Later They Also Made Me The

Manager Of 5700 Condominium, And Finally I Managed To Artcity Hotel Condominium In Miami Beach, In 2018 Upon Request From The Pavilion Bod, I Returned As General Manager.

In May 2019 I Was Offered The Position Of General Manager For A Group Of 13 Motels In Hollywood Beach, To Unify And Standardize Them, Allowing Me To Return To The Hotel Industry With A New And Interesting Challenge, Which Was Executed Quickly And Efficiently Until March 6 Of 2020 When Unfortunately Covid-19 Paralyzes The Hotel Industry And Then The Closures Of The Hotels And The Beach, For Most Of 2020 I Was Working From

*Continued on page 3*

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**New Manager** (cont. from page 2)

Home To Reposition Our Family Businesses After Being Devastated By The Pandemic.

On December 9, 2020, A Very Special Person For Me Called Me To Tell Me About Villa Dorada And I Feel In Loved With The Project Since It Reminded Me A Lot Of One Of The Most Beloved Projects That My Father Built And That Coincidence Was Also Called Almost The Same Villas Dorada.

I Speaks Fluent Spanish And English And I'm Very Passionate About Development Professional And Ethical Future Professionals Of The Industry, Were I Help With Study Programs And Career Advancement With The American Institute Of Education Hotel And Lodging Association.

I Love Leaving The Office And Walking Around The Area If You See Me Please Say Hello And If You Have Any Questions Please Ask Me And I Will Gladly Answer Them, My Wish Is To Work Together With The Bod To Bring The Glow Back To Villa Dorada, Accomplishing And Supervising The Set Objective By The Bod.

*Happy New Year 2021*





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## From Your Manager

### Are You In Good Hands? A Little Information About Insurance In Your Condominium Association

Insurance Payments May Be The Single Largest Expense Of An Association's Budget. Typically, And To Over-Simplify, The Association Pays For General Liability Insurance Should Someone Get Injured While On The Association's Property. In Addition, The Association Pays For Windstorm Insurance Which Covers Damages To The Common Areas Should A Storm Hit And The Property Is Damaged By Wind. In Addition, The Association Pays For Flood Insurance Should The Common Elements Be Damaged As A Result Of Flooding. Finally, The Association Also Pays For Director's And Officer's Liability Insurance Which Insures These People Against Claims Made Against Them As A Result Of Their Service On The Board. There May Be Other Policies The Association Has As Well, Like Worker's Compensation, And Even A Policy That Covers The Association For Liquor Liability Issues. The Association Also Better Be Purchasing Insurance For The Units That It Now Owns As A Result Of Foreclosure, Before They Allow A Tenant To Reside In The Unit.

Because The Association Has All Of This Insurance, Often Times When An Owner Suffers Damages To Their Unit As A Result Of A Broken Pipe, Or A Fire, They Look To The Association For Not Only Repair Of The Unit's Walls, Floors And Ceilings, But Also The Personal Contents Of Their Unit Including Furnishings, Appliances Artwork And More. **The Law Is Clear However That In The Absence Of Negligence On Behalf Of The Association, The Association Must Simply Repair Or Replace The Common Elements, Like The Drywall. Negligence On Behalf Of The Association Is Often Difficult, If Not Impossible To Prove.**

In Fact, The Florida Statutes Make It Clear That The Association Has No Responsibility To Insure Most Everything Within The Unit And Reads As Follows When It Comes To The Association's Master Policy:

***"The Coverage Must Exclude All Personal Property Within The Unit Or Limited Common Elements, And Floor, Wall, And Ceiling Coverings, Electrical Fixtures, Appliances, Water Heaters, Water Filters, Built-In Cabinets And Countertops, And Window Treatments, Including Curtains, Drapes, Blinds, Hardware, And Similar Window***

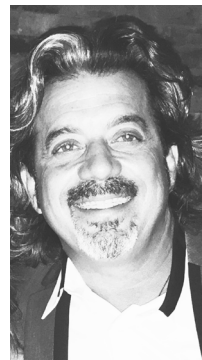
***Treatment Components, Or Replacements Of Any Of The Foregoing Which Are Located Within The Boundaries Of The Unit And Serve Only Such Unit. Such Property And Any Insurance Thereupon Is The Responsibility Of The Unit Owner."***

So, If You Don't Already Own One, You Certainly May Want To Find Out About An Ho-6 Policy Which Covers Those Items Not Covered By The Association's Master Policy. In Addition, The Policy Provides At Least \$2,000.00 In Coverage Should Your Association Pass A Special Assessment As A Result Of A Catastrophic Event Like A Hurricane. Finally, If Your Unit Causes Damage To Another Unit, The Policy Provides You With Coverage Should A Neighbor Seek Reimbursement From You For Their Damages.

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