

# Eldorado Towers

*A Newsletter for the Residents of the Eldorado Towers Condominium*



Volume 16 Issue 12

December 2020



3675 North Country Club Drive  
Unit 209, Aventura, FL 33180

## ASSOCIATION OFFICERS

**President**.....Joseph Shemesh  
**Vice President** .... Greg Salazar  
**Treasurer** .....Honey Spitzen  
**Secretary**..... Monna Gissy  
**Director** ..... Sam Gilfarb  
**Director** ..... Michelle Lazerow  
**Director** .....Mayra Gil  
**Manager**..... Aileen Borges  
**Newsletter Editor** .....

## IMPORTANT NUMBERS

**Main** .....305) 682-2100  
**Lobby 3** (305) 682-2100-ext.18  
**Lobby 4** (305) 682-2100-ext.15  
**Fax** ..... (305)682-7990

Published monthly at no cost for  
Eldorado Towers by  
Coastal Group Publications, Inc.  
Contact CGP at (305) 981-3503 or  
[www.cgpnewsletters.com](http://www.cgpnewsletters.com)  
to advertise in one of our  
newsletters or to get a free  
newsletter for your property.



# Happy Holidays!

## MESSAGE FROM THE BOARD

***THE BOARD WOULD LIKE TO WISH EVERYONE A  
MERRY CHRISTMAS AND A HAPPY NEW YEAR.***

This has been a most unusual year for everyone. This pandemic has produced lockdowns which have affected businesses as well as personal lives in an unprecedented way. The Covid-19 virus has been especially challenging for Eldorado.

### SEAWALL

Last December, Eldorado was faced with the seawall rotating into the canal. We immediately went about the task of making emergency repairs as required by the City. In addition, we were required to immediately install post shore supports to stabilize the parking garage.

As the result of the seawall rotating into the canal, the scope changed from a repair to a full replacement.

The City of Aventura required Eldorado to remove most of the cars from the parking garage immediately or they would remove them for us. This required the Association to hire a valet company immediately. This has come at a large cost but there was and is no choice at this time. As a result of this large expense, we will be starting to charge for a second car and visitors. This was discussed last March when we asked residents to re-register their cars. We hope everyone will cooperate with Management and Valet.

The City, Derm and Army Core of Engineers required Eldorado to reapply for permits and plans for the replacement of the seawall.

As you know, our insurance company refused our claim. We immediately started the process of suing the insurance company on a contingency basis.

*Continued on page 2*

**Message from the Board** (cont. from page 1)

Things are moving well with the seawall.

The seawall replacement, parking garage and drainage repairs comes at a large cost. Rest assured that we have the funds to complete the seawall and we believe Eldorado has the funds for the garage repair as well.

We are not yet finished with the repair of the seawall and are in urgent need to start the repair of the parking garage and drainage system as soon as possible.

**Again, we have been very lucky to fund this without an assessment thus far.**

**We have not touched any of our reserve funds.**

**PARKING GARAGE AND DRAINAGE SYSTEM REPAIR**

At our recent emergency board meeting, the board voted to proceed with Ness Carmel for the repairs of the parking garage and drainage system contingent on confirming Insurance and our attorney successfully completing a contract.

Our attorney is working diligently to complete the contract so that we can move forward and submit the plans to the City for permits.

Choosing a company has been a long process. Our Engineer initially put this project out for bid to 20 companies with no response. The Engineer again resent this project out for bid to 20 companies and eventually only received 2 bids. The board chose Ness Carmel as the contractor to complete this project. We are anxious to move forward so that we can move our cars back to their respective parking spots.

**FRONT**

We know that everyone is anxious to see the front started. Unfortunately, until the seawall and parking garage are complete, we are unable to start the front. In the meantime, our landscape architect is in the process of submitting additional and revised plans for the front and portico as required by the City of Aventura. As you all know, the City was at a standstill for many, many months.

*Continued on page 3*

**One Dollar Emergency Dental Visit Including Necessary X-Rays**  
NEW PATIENTS ONLY.



*Meet Your Neighborhood Dentist*  
**Dr. Edy A. Guerra**

Over 20 years in Surfside / Bay Harbour / Bal Harbour

**Two Locations to Better Serve You**  
9456 Harding Ave.      4011 W. Flagler St.  
Surfside, FL 33154      Coral Gables, FL 33134

**(305) 866-2626**  
<http://www.dentistsurfside.com/>



**kw ELITE PROPERTIES**  
**KELLERWILLIAMS.**  
**TERI DATTILIO**  
513-470-8408  
[teridattilio@kw.com](mailto:teridattilio@kw.com)

*Midwest Realtor with South Florida Flare*

**SALES THROUGHOUT AVENTURA, AT \$850,000, \$585,000, \$640,000, \$375,000, 290,000**  
North Tower at the Turnberry Isles  
Point Delvista Towers      Aventura Marina  
**AND SO MANY MORE!**

**SOLD IN 3 DAYS!**



**I CAN SELL YOURS TOO, ASK ME HOW!**

**Message from the Board** (cont. from page 1)

We continue to forge ahead so that we will be ready to start the front, hopefully, as soon as these 2 projects are complete. Rest assured, that the money is in place for the front.

**MANAGEMENT COMPANY**

Once Yilian left Eldorado as our Property Manager, our management company, First Service, continually changed our manager over and over again. The board decided that First Service was no longer a good fit.

We changed to Castle Management. Unfortunately, Castle did not provide the management services as promised. With the pandemic, we did not have proper management supervision and had issues with the financial department. As a result of this, Eldorado had no choice but to make a change.

We now have AKAM Management as our property Man-

agement Company, and we are very pleased so far. They are very responsive and visits our property regularly which neither First Service or Castle Management ever did.

This board has a lot to be proud of. We have made many accomplishments including modernizing the elevators, replacing pool doors, clubhouse doors, back doors to both buildings, air conditioning on the roofs, seawall replacement which is in progress, finalizing the contract to move forward on the parking garage and drainage system and presently working to move forward on the front.

If you require any additional information or have any questions, please contact the Board.

Stay safe and healthy.

THE BOARD OF DIRECTORS



**Vivian Aponte Blane, P.A.**

MBA International Marketing - Relocation Specialist - Certified International Property Specialist - Keyes Luxury Division

**VivianAponteBlane@yahoo.com**

**English, Spanish, Italian and French**



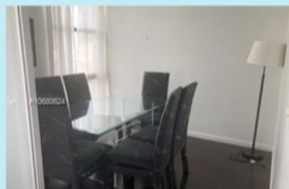
As a Resident and Realtor in Eldorado Towers, I have sold more than 60 units - I pride myself on providing all clients with a concierge service



**"I live here, I am your neighbor, I am the expert"**

**TELEPHONE 305-778-8947**

**JUST LISTED**



**UNIT 301 - TOWER III**  
**2/1.5 - \$ 195,000**

**UNDER CONTRACT**



**UNIT 1205 - TOWER 3**  
**1/1.5 - \$155,000**

**UNDER CONTRACT**



**UNIT 2601 - TOWER III**  
**1/1.5 - \$170,000**

**JUST REDUCED**



**UNIT 2505 - TOWER IV**  
**1/1.5 - \$215,000**

**FOR SALE**



**Just Listed: 105 - TOWER III**  
**\$164,900**

**UNDER CONTRACT**



**UNIT 702 - TOWER III**  
**2/2 FURN.- \$ 159,000**

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.



## **MENSAJE DE LA JUNTA**

### **A LA JUNTA LE GUSTARÍA DESEAR A TODOS UNA FELIZ NAVIDAD Y UN PRÓSPERO AÑO NUEVO.**

*Este ha sido un año muy inusual para todos. Esta pandemia ha producido bloqueos que han afectado tanto a las empresas como a la vida personal de una forma sin precedentes. El virus COVID-19 ha sido un desafío especial para-Eldorado.*

#### **MALECONES**

*En diciembre pasado, Eldorado se enfrentó con el malecon girando hacia el canal. Inmediatamente nos dedicamos a la tarea de hacer las reparaciones de emergencia requeridas por la Ciudad. Además, se nos pidió que instalemos de inmediato soportes de apuntalamiento para estabilizar el estacionamiento.*

*Como resultado de la rotación del malecon en el canal, el endoscopio cambió de una reparación a un reemplazo completo.*

*La Ciudad de Aventura requirió que Eldorado retirara la mayoría de los autos del estacionamiento inmediatamente o ellos los quitarían por nosotros. Esto requirió que la Asociación contratara una compañía de valet inmediatamente. Esto ha tenido un gran costo, pero no había ni hay otra opción en este momento. Como resultado de este gran gasto, comenzaremos a cobrar por un segundo automóvil y visitantes. Esto se discutió en marzo pasado cuando les pedimos a los residentes que volvieran a registrar su auto. Esperamos que todos cooperen con la administración y el servicio de valet.*

*La Ciudad, Derm y el ingeniero requirió que Eldorado volviera a solicitar permisos y planes para el reemplazo del malecón.*

*Como sabe, nuestra compañía de seguros rechazó nuestro reclamo. Inmediatamente iniciamos el proceso de demandar a la compañía de seguros de manera contingente.*

*Las cosas van bien con el malecón.*

*El reemplazo del malecón, el estacionamiento y las reparaciones del drenaje tienen un costo elevado. Tenga la seguridad de que tenemos los fondos para completar el malecón y creemos que Eldorado también tiene los fondos para la reparación del garaje.*

*Aún no hemos terminado con la reparación del Malecon y tenemos una necesidad urgente de comenzar la reparación del estacionamiento y el sistema de drenaje lo antes posible.*

*Una vez más, hemos tenido mucha suerte de financiar esto sin una evaluación hasta ahora.*

*No hemos tocado ninguno de nuestros fondos de reserva.*

#### **REPARACIÓN DE GARAJE Y LOS DRENAJES**

*En nuestra reciente reunión de emergencia de la junta, la junta votó para proceder con Ness Carmel para las reparaciones del estacionamiento y el sistema de drenaje, dependiendo de la confirmación del seguro y de que nuestro abogado complete con éxito un contrato. Nuestro abogado está trabajando diligentemente para completar el contrato para que podamos seguir adelante y presentar los planes a la Ciudad para obtener permisos.*

*Elegir una empresa ha sido un proceso largo. Nuestro ingeniero inicialmente puso este proyecto a licitación a 20 empresas sin respuesta. El Ingeniero volvió a resentir la licitación de este proyecto ante 20 empresas y, finalmente, solo recibió 2 ofertas. La junta eligió a Ness Carmel como contratista para completar este proyecto. Estamos ansiosos por seguir adelante para poder mover nuestros autos de regreso a sus respectivos lugares de estacionamiento.*

#### **FRENTE**

*Sabemos que todo el mundo está ansioso por ver arrancar el frente. Desafortunadamente, hasta que no se complete el malecón y el estacionamiento, no podremos iniciar el frente. Mientras tanto, nuestro arquitecto paisajista está en el proceso de presentar planos adicionales y revisados para el frente y el pórtico, según lo requiere la Ciudad de Aventura. Como todos saben, la Ciudad estuvo paralizada durante muchos, muchos meses.*

*Seguimos avanzando para estar listos para comenzar el frente, con suerte, tan pronto como estos 2 proyectos estén completos. Tenga la seguridad de que el dinero está en su lugar para el frente.*

#### **OFICINA DE ADMINISTRACION**

*Una vez que Yilian dejó Eldorado como nuestro administrador de la propiedad, nuestra compañía de administración, First Service, cambió continuamente a nuestro administrador una y otra vez. La junta decidió que First Service ya no encajaba bien.*

*Nos cambiamos a Castle Management. Lamentablemente, Castle no proporcionó los servicios de gestión prometidos. Con la pandemia, no tuvimos la supervisión administrativa*

**La Junta** (de la página 4)

adecuada y tuvimos problemas con el departamento financiero. Como resultado de esto, Eldorado no tuvo más remedio que hacer un cambio.

Ahora tenemos a AKAM Management como nuestra compañía de administración de propiedades, y estamos muy contentos hasta ahora. Son muy receptivos y visitan nuestra propiedad con regularidad, algo que ni First Service ni Castle Management hicieron.

Esta placa tiene mucho de qué enorgullecerse. Hemos logrado muchos logros, incluida la modernización de los ascensores, el reemplazo de las puertas de la piscina, las puertas de la casa club, las puertas traseras de ambos edificios, el aire acondicionado en los techos, el reemplazo del malecón que está en progreso, la finalización del contrato para avanzar en el estacionamiento y el sistema de drenaje y actualmente trabajando para avanzar en el frente.

Si necesita información adicional o tiene alguna pregunta, comuníquese con la Junta.

Manténgase sano y salvo.

LA JUNTA DIRECTIVA





**Mobile (786)-277-7355**  
**Direct (305)-459-5019**  
**patrickjaimez@gmail.com**

**COLDWELL BANKER**  
**GLOBAL LUXURY**

**www.patrickjaimez.com**

Hablo Español/Falo Português  
 Selling Real Estate for over 20 years!

**DON'T LET COVID-19 STALL YOUR SALE**  
 My exclusive marketing program will reach buyers quickly and virtually through:

- Property Video Tour
- Online Advertising
- Social Media Posts
- Property Website
- Customized Email Distribution
- Virtual Showings

**CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.**

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



**GOT HURRICANE DAMAGE? GET HELP NOW!**

**TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM**

**NO RECOVERY, NO FEE!**

**DON'T MISS THE DEADLINE**

**FREE SECOND OPINION INSPECTION**

**LOCAL PUBLIC ADJUSTERS READY TO INSPECT**

**CALL US TODAY FOR ANY TYPE OF CLAIM!**

**STELLARADJUSTING.COM**

**MIAMI-DADE (305) 396-9110**  
**BROWARD (954) 376-6991**  
**PALM BEACH (561) 404-3069**

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

License #PT16224

**BLINDS & SHADES**

**FREE SHOP AT HOME SERVICE** | **WE BEAT ANY ESTIMATE** | **FREE MEASURING & INSTALLATION**  
**BLINDS, SHADES, SHUTTERS**

**FAST SERVICE, LOWEST PRICES GUARANTEED!**

**20% OFF Motorized Shades** exp. 2/28/21 must present coupon

**MOTORIZED SPECIALIST** | **WE ALSO DO REPAIRS**  
 VERTICALS REPAIRED & CLEANED | VERTICAL TRACKS REPAIRED  
 SHADES REPAIRED & CLEANED

**305-469-8162 WE SHOW UP! 25 Years in Biz**

**PHYSICAL & OCCUPATIONAL THERAPY**  
 Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy  
 Cardiac, Neurological and Senior Rehab  
**Exclusive 1 on 1, In the Comfort of your Home**  
 Protective Equipment Protocols

**THERAPY IN YOUR HOME**  
 Licensed Medicare Provider FL8318

**Brian Cait's @ 954-328-1505**



**HEATHER LOPEZ**  
YOUR ON-SITE MASTER REALTOR  
BUYING, SELLING, LEASING & PROPERTY MGMT.





*You need a real estate professional who has integrity, experience and places your needs above everything else. Call me, I am always available to help you, your family and friends with any real estate needs.*

**786-390-7586**  
heatherlopezpa@aol.com  
www.heatherlopez.ewm.com

**FOR SALE:**  
**JUST LISTED: 3-508 2/2 \$230K**  
2606 & 2605 combined 2br & 1br unit priced for quick sale \$369K

**RECENTLY SOLD:**  
2408 OFFERED AT \$220K  
2403 OFFERED AT \$250K  
1106 OFFERED AT \$245K  
1007 OFFERED AT \$165K



\*Southeast Florida MLS -- information is believed accurate but is not warranted\*

*Eldorado Resident  
for 20 Years.  
Thank you for your business  
and referrals.*



**BERKSHIRE HATHAWAY**  
HomeServices  
EWM Realty  
Berkshire Hathaway HomeServices  
2750 NE 185 Street  
Aventura FL, 33180



**South Florida Law, PLLC**  
A Private Law Firm [www.InjuryInFla.com](http://www.InjuryInFla.com)



**YOUR NEIGHBORHOOD PERSONAL INJURY ATTORNEYS!**

- Car Accidents
- Uber/Lyft Accidents
- Slip & Fall
- Trip & Fall
- Wrongful Death




**FREE CONSULTATION**

**954-800-7933**  
1920 E. Hallandale Beach Blvd. Ste. 701  
Hallandale Beach, FL 33009

# DIAMOND



# REMODELERS

**Full Service Contractors**

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years**.

*specializing in condo & apartment interiors*

**Jeff Diamond & Anthony Lasorsa**  
**305-865-9005**  
www.diamondremodelers.com  
jeff@diamondremodelers.com

**REMODELING • INSTALLATIONS**

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced Handyman"**




*Receive a 15% discount on any remodeling job!*

**PAINING & SERVICES UNLIMITED**

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

**EST. 1980**

**15% Off**  
any remodeling job!

**10% OFF Any Service**  
Valid With Coupon. Not To Be Combined With Other Offers. Exp 1/31/2021

Painting & Services Unlimited Lic. CC94BS00437 • Lasorsa Enterprises, Inc CGC031497  
Licensed & Insured General Contractor