

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 15 Issue 7

July 2019



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

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Fax305-931-4807
Security III305-935-3673
Security IV305-931-3674
Maintenance786-273-2782
Lobby 3305-931-8428-ext 18
Lobby 4305-931-8428-ext 15

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newsletter for your property.

Hurricane Season is here. Are you prepared? AFTER THE STORM

In General

- Stay tuned to local radio for information.
- Help injured or trapped persons.
- Return only after authorities advise its safe.
- Avoid dangling power lines & report them immediately to FP&L, police, or fire dept.
- Beware of snakes, insects, & animals driven to higher ground by floodwater.
- Take pictures of the damage, both to the house and its contents for insurance claims.
- Drive only if absolutely necessary and avoid flooded roads.
- Use telephone only for emergency calls.

Insurance & Claims

Report property damage to your insurance agent immediately. Your agent should provide you with claim forms and arrange for an insurance adjuster to visit your property and assess the damage. Make emergency repairs and document them. Keep all receipts and take photographs of the damages, before and after emergency repairs, to submit with your claim. Take precautions if the damages require you to leave your home. Secure your property. Remove valuable items. Lock windows and doors. Contact your insurance agent and leave a phone number where you can be reached.

No Water

The following are three purification methods, all of which kill microbes:

- **BOILING** is the safest way to purify water. Boil for 10 minutes.
- **CHLORINATION** uses pure, unscented, liquid chlorine bleach to kill microorganisms in water. Add 2 drops of bleach per quart of water, stir and let stand for 30 minutes.
- **PURIFICATION TABLETS** release chlorine and iodine into the water. They are available at most sporting goods stores and some drug stores. Follow the package directions.

Consumer Protection Tips


Home repairs after a disaster may be the most stressful time for a consumer. The following tips will assist you in identifying unlicensed contractors and con artists:

- Be extremely cautious of anyone coming to your home uninvited and offering to do home repairs.
- Insist on obtaining a written estimate or contract.
- Be sure the contract or business card has an address, telephone number and license numbers.
- Ask for references and check them out.
- Don't be pressured into making a quick decision.
- Insist on start and completion dates in the contract, and do not pay the final balance until the work is completed to your satisfaction.

Thunderstorm Safety

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- If you can hear thunder, you're close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flash-flood deaths happen in cars.



Public Adjusting Services
Professional Insurance Claim Representation

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?


DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?


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Vandalism Damage


Loss of Income


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Flood Damage


Hurricane Damage


Mold Damage

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ELDORADO						
STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$	
Sold	3625 N Country Club Dr 1106	2/2	1,092	\$249,900	\$225,000	
Sold	3675 N Country Club Dr 1909	2/2	1,143	\$209,000	\$190,000	
Sold	3625 N Country Club Dr 202	2/2	972	\$189,000	\$160,000	

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

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DID YOU KNOW?

A Look at U.S. Flag Trivia

- Betsy Ross was reportedly able to create a 5-pointed star from a single sheet of paper with one cut.
- The first U.S. flag had 13 stars, representing the 13 original colonies. The second flag had 15 stars, as more states entered the union. Often states came in groups, so there were no U.S. flags with 14, 16, 17, 18, 19, 22, 39, 40, 41, 42, or 47 stars.
- New U.S. flags can be introduced only on the Fourth of July.
- No U.S. flag ever becomes obsolete. Each of the 27 flags are still legal U.S. flags and may be flown at any time.



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JUST SOLD 2408

This unit is a full 2/2 bath corner unit 2403 bldg 4. Hurricane shutters, covered parking. **Drastic price reduction of \$250,000.**

One of a kind rarely come available. Combined all in one unit 2606 & 2605. 3 Br 3.5 Baths. Hurricane shutters, 2 covered parking. **Priced to sell at \$399,000.**

2/2 Corner unit 509 bldg 4. **\$240,000.** Updated kitchen and bathrooms.

RENTALS: 2br 2baths \$1800

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



Berkshire Hathaway HS Florida Realty
18901 NE 29th Ave, Suite 100
Aventura FL, 33180

*Eldorado Resident
for 18 Years.
Thank you for your business
and referrals.*



Vivian Aponte Blane, P.A.

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International Property Specialist Keyes Luxury Division

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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

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JUST LISTED

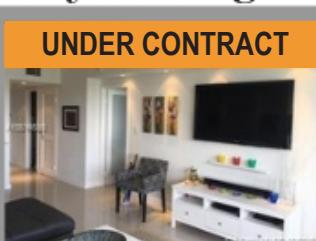
COVERED PARKING



**FOR SALE-FURNISHED
UNIT 702 - TOWER III
2/2 - \$219,790**

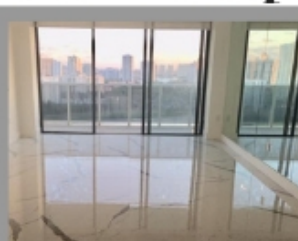


**FOR SALE
UNIT 1702 -TOWER III
2/2 - \$ 258,000**



UNDER CONTRACT

**FOR SALE
UNIT 805 - TOWER III
1/1.5 - \$ 228,000**



**FOR SALE
UNIT 2306 -TOWER IV
2/2 - \$ 324,900**



FOR SALE (Rented)

**FOR SALE
UNIT PH2 - TOWER III
2/2 - \$ 258,000**

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

SELL - BUY - RENT

Fast, easy transaction, with exceptional service & results!

Coronado	2/2	\$189k to \$339k
Delvista	2/2	\$229k to \$499k
Eldorado	2/2	\$200k to \$324k
Flamenco	2/2	\$189k to \$340k
Hidden Bay	2/2	\$419k to \$895k
Parc Central	2/2	\$220k to \$435k
The Yacht Club	2/2	\$330k to \$429k
Turnberry Village	2/2	\$289k to \$785k

Source: MLX 6/2019

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