

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 16 Issue 6

June 2020



3675 North Country Club Drive
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Published monthly at no cost for
Eldorado Towers by
Coastal Group Publications, Inc.
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PROJECT UPDATES

POOL

According to the Florida Health Department the step tiles are not contrasting enough, and they officially closed the pool and spa. The new contrasting and skid proof tiles which are to code have been ordered and the installation is scheduled to begin June 22nd. Pool draining begins on Friday, June 19th. The Association is looking for a contrasting tape that will stick underwater to temporarily be able to open the pool until then.

Units with parking spaces under the pool will be asked to valet during repairs as some need to be addressed from below. Plumber will be fixing drain leaks, the contractor will be correcting the cracks on the pool bottom and sealing the lights. The engineer will inspect the completed grout installation and repairs. BBQ area needs drains and waterproofing installation, pending bids. Repairs are expected to take 3 weeks.

WINDOWS AND SLIDING GLASS DOORS

Steve Mason from Weisbrod, Matteis, & Copley has requested an-

other in-
spection
of window
and slid-
ing glass
doors. In-
spection
will be

performed by Insurance reps, DBI Consultants and will be accompanied by an Association representative from Master Claim Consultants. Building 3 will be on June 17th areas: Roof, Lobby, 203, 303, 405, 407, 501, 503, 509, 701, 1210, 1508, 1704, 1807, 2008, 2106, 2210, 2304, 2402, 2509, 2602, 2604, PH02, PH04, PH10. Building 4 will be on July 18th areas: Roof, Lobby, 307, 702, 804, 902, 906, 908, 1004, 1102, 1106, 1108, 1110, 1205, 1208, 1210, 1406, 1606, 1608, 1709, 1804, 1903, 2104, 2402, 2501, 2502, 2504, 2608.

SEAWALL

Insurance has requested an extension to provide their decision. Case Construction permit expeditor has picked up the signed and notarized Change of Contractor form and the approval letter for the City. We are pending Perfection to sign the Hold Harm-



Continued on page 2

Updates (cont. from page 1)

less releasing him from the project and assigning Case Construction; paperwork has been sent. Current permit needs to be closed and a new one pulled as the information with the City, DERM and USACOE is for repairs not replacement.

GARAGE/DRAINS

Engineer has completed the drawings and repair plan; it should be delivering this week. Project needs to be bid. Meanwhile, post shore company used by Perfection must be contacted for Association to take over rental, pay Perfection for rental and Case Construction for removal eventually.

FRONT PROJECT

Four bids have been received and are being reviewed by the Architect to ensure they are apples to apples. Once they are the same, references will be verified, and insurance will be requested. The City has competed 4 of 10 inspections for permits. Architect is finalizing the Portico and footings design to bid Phase 2 of the project.

BALCONIES

Board must select an Engineer for project. Bids must be obtained for repairs to certain units with spalling on the concrete. Tiles must be removed from all balconies and engineer must inspect each unit as it is a limited common areas and structural component of the building. A repair plan will be put together by engineer which will include addressing the railings and waterproofing the balcony floors.

ACTUALIZACIONES DE PROYECTOS

PISCINA

Según el Departamento de Salud de Florida, las baldosas no son lo suficientemente contrastantes y cerraron oficialmente la piscina y el spa. Se ordenaron los nuevos mosaicos contrastantes y antideslizantes y la instalación está programada para comenzar el 22 de junio. El drenaje de la piscina comienza el viernes 19 de junio. La Asociación está buscando una cinta contrastante que se pegue bajo el agua para poder

Pasa a la página 3

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Actualizaciones (viene de la página 2)

abrir temporalmente la piscina hasta ese momento.

Las unidades con espacios de estacionamiento debajo de la piscina deberán solicitar servicio de valet durante las reparaciones, ya que algunas deben abordarse desde abajo. El plomero arreglará las fugas de drenaje, el contratista corregirá las grietas en el fondo de la piscina y sellará las luces. El ingeniero inspeccionará la instalación y reparación completa de la lechada. El área de barbacoa necesita desagües e instalación de impermeabilización, pendientes de precios de contratistas. Se espera que las reparaciones demoren 3 semanas.

VENTANAS Y PUERTAS CORREDIZAS DE VIDRIO

Steve Mason de Weisbrod, Matteis y Copley ha solicitado otra inspección de ventanas y puertas corredizas de vidrio. La inspección será realizada por representantes

de seguros, DBI Consultores y estará acompañada por un representante de la Asociación de Master Claim Consultants. El edificio 3 será el 17 de junio áreas: techo, vestíbulo, 203, 303, 405, 407, 501, 503, 509, 701, 1210, 1508, 1704, 1807, 2008, 2106, 2210, 2304, 2402, 2509, 2602, 2604, PH02, PH04, PH10. El edificio 4 será las áreas del 18 de julio: techo, vestíbulo, 307, 702, 804, 902, 906, 908, 1004, 1102, 1106, 1108, 1110, 1205, 1208, 1210, 1406, 1606, 1608, 1709, 1804, 1903, 2104, 2402, 2501, 2502, 2504, 2608.

ROMPEOLAS

El seguro ha solicitado una extensión para proporcionar su decisión. El expedidor de permisos de Case Construction ha recogido el formulario de cambio de contratista firmado y notariado y la carta de aprobación de la ciudad. Estamos a la espera de que Perfection firme el Hold Harmless para liberarlo del proyecto y asignar a Case Construction; papeleo ha sido enviado. El permiso actual debe cerrarse y

uno nuevo ya que la información con la Ciudad, DERM y USACOE es para reparaciones, no para reemplazo.

GARAJE / DESAGÜES

El ingeniero ha completado los planos y el plan de reparación; Debería estar entregando esta semana. El necesita comparar precios de contratistas. Mientras tanto, debe contactarse con la compañía de posta utilizada por Perfection para que la Asociación se haga cargo del alquiler, pague a Perfection por el alquiler y Case Construction para su eliminación eventualmente.

PROYECTO FRONTAL

Se han recibido cuatro precios y el Arquitecto las está revisando para garantizar que sean manzanas con manzanas. Una vez que sean iguales, se verificarán las referencias y se solicitará un seguro. La ciudad ha completado 4 de 10 inspecciones para obtener permisos. El arquitecto está finalizando el diseño del pórtico y bases para licitar la Fase 2 del proyecto.

BALCONES

La junta debe seleccionar un ingeniero para el proyecto. Se deben obtener ofertas para reparaciones de ciertas unidades con astillas en el concreto. Las baldosas deben retirarse de todos los balcones y el ingeniero debe inspeccionar cada unidad, ya que se trata de áreas comunes limitadas y un componente estructural del edificio. El ingeniero preparará un plan de reparación que incluirá abordar la barandilla e impermeabilizar los pisos del balcón.





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REOPENING

We're excited to announce that the management office is scheduled to reopen on June 8th, 2020, with appointment service only. Appointments will be available Monday – Friday 9:00am–4:00pm. Video appointments can be scheduled now. In person appointment availability will be limited due to reduced office occupancy limits following CDC social distancing requirements. Your flexibility and patience are appreciated when scheduling. The health and safety of our residents and staff is our focus and primary objective.

During your scheduled appointment, we ask that you follow these standard guidelines:

1. Wear a mask or face covering at all times.
2. Maintain at least six feet of social distance from others not in your household.
3. Limit your appointment to two people entering the office.
4. Wash or sanitize your hands before and after the appointment, if not wearing protective gloves.
5. Most importantly, if you feel sick, have a fever, are coughing, have difficulty breathing, or if in the last two weeks you have been in close contact with a person with a suspected or confirmed case of COVID- 19, please stay in your apartment and contact your physician.

We're taking preventative measures to keep our office and buildings clean to maintain a healthy environment with frequent cleanings of high-traffic and high-touch areas, limiting the number of people allowed in the office, ensuring social distancing, and requiring our team to wear face coverings.

Thank you for your patience with our temporary hold on service requests due to COVID-19 precautions. On June 8th, 2020, we will resume servicing routine maintenance requests with our new no-touch service request protocol conducted by our maintenance team.

- Wearing gloves and masks, our staff will observe 6' physical distance at all times.
- We ask that you prepare before their arrival by cleaning and removing all personal belongings from the area of work.
- All residents and service animals must remain in another room away from the work area at least 6' physical distance, while our maintenance associates are in your apartment.
- Health screening questions will be required before our associates enter your apartment.

For the safety of our maintenance team, the following

health screening questions will be asked of you when requesting service:

- Has anyone in the apartment travel internationally in the last 2-weeks?
- Does anyone in the apartment have COVID related symptoms; cough, shortness of breath, fever, loss of taste/smell?
- Has anyone in the apartment come in contact with or taking care of a person who is sick with COVID- 19?

If you do not want to answer these questions, we will schedule your request for a future date, or make arrangements with a 3rd party contractor to make the repair, based on the nature of the request.

We are also working diligently to reopen amenity spaces allowable by city ordinances. Pools may open as of June 1, 2020; however, the pool will not be opening due to the Florida Health Department officially closing the pool because the tiles on the step are not contrasting enough. New tiles have been ordered and work is scheduled to commence on June 22, 2020. The pool deck is open, you must wear a mask or face covering, maintain 6' social distancing and disinfect your own chair. Please observe the added signs and floor decals posted throughout the community. Your safe use and thoughtfulness can protect you and others while allowing everyone to enjoy our amenities. Please help us keep our amenities open by complying with all CDC Guidelines and amenity rules.

We will communicate more details on the planned amenity openings in the coming days. If you have any questions, please feel free to contact us.

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Nos complace anunciar que la oficina de administración está programada para reabrir el 8 de junio de 2020, solo con servicio de citas. Las citas estarán disponibles de lunes a viernes de 9:00a.m.-4:00p.m. Las citas de video se pueden programar ahora. La disponibilidad de citas en persona se limitará debido a los límites de ocupación de oficina reducidos siguiendo los requisitos de distanciamiento social de la CDC. Su flexibilidad y paciencia son apreciadas al programar. La salud y la seguridad de nuestros residentes y personal es nuestro enfoque y objetivo principal.

Durante su cita programada, le pedimos que siga estas pautas estándar:

1. *Use una máscara o una cubierta facial en todo momento.*

Reopening (viene de la página 2)

2. Mantenga al menos seis pies de distancia social de otros que no están en su hogar.
3. Limite su cita a dos personas que ingresen a la oficina.
4. Lávese o desinfectese las manos antes y después de la cita, si no usa guantes protectores.
5. Lo más importante, si se siente enfermo, tiene fiebre, está tosiendo, tiene dificultad para respirar, o si en las últimas dos semanas ha estado en contacto cercano con una persona con un caso sospechoso o confirmado de COVID-19, por favor, quédese en su departamento y contacte a su médico.

Estamos tomando medidas preventivas para mantener nuestra oficina y edificios limpios para mantener un ambiente saludable con limpiezas frecuentes de áreas de alto tráfico y contacto, limitando el número de personas permitidas en la oficina, asegurando el distanciamiento social y exigiendo a nuestro equipo usar coberturas faciales.

Gracias por su paciencia con nuestra suspensión temporal de solicitudes de servicio debido a las precauciones por COVID-19. El 8 de junio de 2020, reanudaremos el servicio de las solicitudes de mantenimiento de rutina con nuestro nuevo protocolo de solicitud de servicio sin contacto realizado por nuestro equipo de mantenimiento.

- Usando guantes y máscaras, nuestro personal observará una distancia física de 6' en todo momento.
- Le pedimos que se prepare antes de su llegada limpiando y retirando todas las pertenencias personales del área de trabajo.
- Todos los residentes y animales de servicio deben permanecer en otra habitación alejados del área

de trabajo al menos a una distancia física de 6', mientras nuestro personal de mantenimiento está en su apartamento.

- Se requerirán preguntas de evaluación de salud antes de que nuestro personal ingrese a su apartamento.

Para la seguridad de nuestro equipo de mantenimiento, se le harán las siguientes preguntas de detección de salud cuando solicite servicio:

- ¿Alguien en el departamento ha viajado al extranjero en las últimas 2 semanas?
- ¿Alguien en el departamento tiene síntomas relacionados con COVID; tos, dificultad para respirar, fiebre, pérdida del gusto/olfato?
- ¿Alguien en el departamento se ha puesto en contacto con una persona enferma con COVID-19 o se ha ocupado de ella?

Si no desea responder a estas preguntas, programaremos su solicitud para una fecha futura o haremos los arreglos con un contratista externo para que realice la reparación, según la naturaleza de la solicitud.

También estamos trabajando diligentemente para reabrir los espacios de servicios permitidos por las ordenanzas de la ciudad. Las piscinas pueden abrir a partir del 1 de junio de 2020; sin embargo, la piscina no se abrirá debido a que el Departamento de Salud de Florida cerró oficialmente la piscina porque las losas en el escalón no están lo suficientemente contrastados. Se ordenaron nuevas losas y el trabajo está programado para comenzar el 22 de junio de 2020. La cubierta de la piscina está abierta, debe usar una máscara o una cubierta facial, mantener un distanciamiento social de 6' y desinfectar su silla. Observe los letreros agregados y las calcomanías del piso publicadas en la comunidad. Su uso seguro y consideración pueden protegerlo a usted y a los demás al tiempo que les permite a todos disfrutar de nuestras comodidades. Ayúdenos a mantener nuestras comodidades abiertas al cumplir con todas las pautas de la CDC y las normas de servicios.

Comunicaremos más detalles sobre las aperturas planificadas de servicios en los próximos días. Si tiene alguna pregunta, no dude en contactarnos.

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