

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 16 Issue 5

May 2020



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

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MESSAGE FROM THE TREASURER

2020-2021 NEW MAINTENANCE:
 The new budget was approved in March 2020 for the year March 1st, 2020 to February 28th, 2021. The new monthly maintenance effective March 1st is as follows:

Unit Line ending	2020-2021 New Maintenance
1 - 5 - 7	\$472.47
2 - 4 - 8 - 10	\$577.82
3 - 6 - 9	\$612.84

**As of August 2019 If you are selling your apartment and have not paid off the special assessments, you are required to pay off these assessments at closing.*

ASSESSMENT PAYOFF'S:

For owners that have paid off their assessments, please disregard the following:

Assessment #2

- Owners had the opportunity to pay off their share of this assessment until April 30th, 2020. This option will now not be available until next year .
- This year 28 owners paid off their share of the 2nd Assessment. I will confirm how much we paid to Popular Bank next week and what the new current balance is.

For owners that have paid off their assessments, please disregard the following:

Assessment #1

On July 15, 2020 owners who have not paid off this assessment, will once again have an opportunity to pay off the 1st assessment. Please advise the office if you are going to pay off your 1st assessment. Payments will be due by June 15, 2020 in order for the bank to clear the checks.

There are **savings** if you pay off your assessment:

Lines Ending 01, 05, 07	Lines Ending 02, 04, 08, 10	Lines Ending 03, 06, 09
\$1092.27	\$1371.17	\$1463.28

Payoff Amounts will be:

Lines 1-5-7	Lines 2-4-8-10	Lines 3-6-9
June 1 \$103.56	June 1 \$126.42	June 1 \$134.01
July 1 \$103.56	July 1 \$126.42	July 1 \$134.01
Payoff \$5,639.13	Payoff \$6,846.13	Payoff \$7,247.37
Admin Fee \$25.00	Admin Fee \$25.00	Admin Fee \$25.00
Total \$5,871.25	Total \$7,123.97	Total \$7,540.39

EVERYONE MUST WEAR MASK IN COMMON AREAS

- As Covid-19 cases continue to increase in Miami-Dade and Broward, the City of Aventura must take stronger safety measures, now encouraging all citizens to cover their nose/mouth.
- **All visitors must have PPE to be allowed up**
- Eldorado Towers remains a building in Aventura with NO confirmed cases. Following in the Cities recommendations we would like to encourage all residents to cover their nose/mouth when in the common areas.
- Please advise all care takers and emergency contractors, that without proper protection (mask and gloves) they will not be allowed inside the building.
- We strongly recommend no visitors, or at the very least, limit the number of guests. We are trying to have as few outside people wondering the halls as possible to keep the building safe.
- The Association is **still** not allowing Real-Estate Agents on the Property until Further Notice
- The Association is **still** only allowing **Essential Contractors, Deliveries, and Moves** on the Property. All Outside Vendors/Personnel Must have Proper PPE (Personal Protection Equipment).



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RULES REMINDER

FLOOD BUSTERS

Please ensure that you check your batteries every 6 months. The office can teach you how to test your flood busters. It is mandatory to have a leak detector in your Kitchen (Underneath sink & Refrigerator), in every bathroom (underneath the sinks & toilets), and A/C unit



MANDATORY H06 INSURANCE

This is a reminder to all unit owners, Eldorado Towers requires that all owners carry H06 Insurance. Please send your declaration page and proof of payment as soon as possible.



BALCONIES

Management has been receiving many complaints regarding Residents dropping items off the higher Balconies onto the lower Balconies/Terraces, as well as cleaning their balconies and allowing the water/cleaning products to fall below.



Management is asking all Residents to please respect their neighbor's properties and their cleanliness.

Please remember that Guests are also the responsibility of the Resident and must follow Condominium Rules and Regulations.

Any Unit found disposing of any type of material onto another Balcony/Terrace can be fined up to \$1,000.00. Please remember Condominium is your home.



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 -

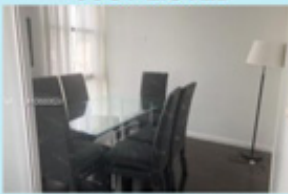
I pride myself on providing all clients with a concierge service



"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

JUST LISTED



UNIT 1205 - TOWER 3
1/1.5 - \$ 175,000

BACK ON THE MARKET



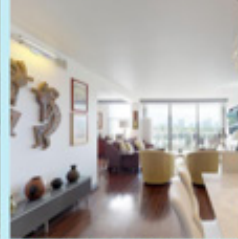
UNIT 2601 - TOWER III
1/1.5 - \$ 179,900

JUST REDUCED



UNIT 2505 - TOWER IV
1/1.5 - \$ 205,000

FOR SALE



UNIT 608 - TOWER III
2/2 - \$ 279,000

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.

MONTHLY VIOLATIONS GRIEVANCE COMMITTEE MEETING

If you received a "Notice of Violation Letter", you are welcome to meet with the Grievance Committee. The Violation's Grievance Committee determine whether or not an infraction is enforceable. Residents have the opportunity to defend themselves in front of the Grievance Committee. The Grievance Committee Meets the 3rd Tuesday of Every Month.

Next Meetings : May 19, 2020 & June 16, 2020 at 7 pm

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HOT SALE!! PRICED TO SELL

1/1.5 #1007 bath Golf View \$166k
2/2 unit 2403 Golf View \$250k
2/2 BLDG 4 1106. Owner says "sell now" Ocean & Golf \$275,000.
One of a kind rarely available. Combined all in one unit 2606 & 2605. 3 Br / 3.5 Baths. Hurricane shutters, 2 covered parking. **Priced to sell at \$399,000.**

RENTALS

2/2 Unit 410 \$1800
1/1.5 Golf View \$1500
Southeast Florida MLS -- information is believed accurate but is not warranted



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for 18 Years.
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