

# Eldorado Towers



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

Volume 16 Issue 11

November 2020



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

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**Lobby 4** (305) 682-2100-ext.15  
**Fax** ..... (305)682-7990  
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## BUILDING UPDATES

### INSURANCE

Please be advised that the insurance company has denied our claim for the seawall. The Association has hired an attorney to begin litigation against the insurance company for denying our claim. We will keep you updated as we move forward.

### OWNER ASSESSMENT PAYMENTS

If you need assistance making monthly maintenance or special assessment payments, please call ClickPay directly @ 1-800-533-7901.

### ELEVATORS

The elevator modernization project is now finally complete. We ask residents to be mindful of the interior and refrain from causing any deliberate scratches. Anyone who is negligent towards building property will be held responsible for damages incurred.

### SEAWALL REPAIRS

Case Construction prepared the seawall cap for the portion of the sea wall which has been completed. The contractor continues to make steady progress.

### PARKING GARAGE

This project is currently out for bidding. We are awaiting responses from the bidding contractors so that we can proceed at the earliest possible date.

### FRONT ENTRANCE

As the result of COVID, this project has been at a standstill with the City closing down. We are still working very closely with our Landscape Architect as he now

*Continued on page 2*

**Building Updates (cont. from page 1)**

prepares to provide the City with all the plans they are requesting since the City has reopened. We are awaiting their feedback for any required revisions. Please be mindful that we cannot start the front project until the seawall and parking garage are complete. The process with the City is very slow.

**SHOPPING CARTS**

When requiring the use of the shopping carts, please make sure to have your ID ready. Residents are responsible for returning the shopping carts back to the lobby within 20 minutes otherwise, you may incur a fine. Please be considerate of other residents that would also like to use the shopping carts. If this is an inconvenience, we recommend the purchase of your own bundle buggy.

**MANAGEMENT OFFICE**

As you all know, Eldorado has had serious issues with our office telephone lines. We are pleased to announce the lines are back in service. In any case, due to COVID, we ask that you continue to email your requests in order to eliminate the high traffic within the office. Please book an appoint-

ment with the office when requiring assistance. The office is not open for general walk-ins.

**PETS**

Those of you with service/emotional support animals are still required to abide by the building rules and regulations. This includes:

- Cleaning up after pet; picking up urine and feces within the lobby and throughout the property
- Make sure pets are not left on balconies or inside a unit unattended; the barking disturbs other residents
- Pets are required to come down through the service elevator and exit the lobby from the rear door of the building



*Continued on page 3*

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

**Building Updates (cont. from page 2)**

- Updated pet records must be provided to the Management Office to ensure your pet is registered.

Residents are responsible for their pets. Anyone non-compliant with the building rules and regulations will be liable for fines of \$100 per occurrence.

**INDIVIDUAL UNIT INSURANCE / H06**

Please ensure the Management Office has an up-to-date copy of your condo insurance including proof of payment.

**TRASH REMOVAL / BOXES**

Residents are asked to do the following:

- Do not throw loose garbage down the chute
- Boxes must be folded and brought down to the recycling area
- **DO NOT THROW ANYTHING OTHER THAN GARBAGE DOWN THE CHUTE**
- **DO NOT LEAVE FURNITURE OR APPLIANCES IN THE TRASH ROOM.** You are responsible for having large items removed from your unit. If witnessed leaving any item other than trash, you will be held responsible.

**LAUNDRY ROOMS**

We have turned off our continuous lights and only the motion lights are being used to save electricity.

- Use HE laundry detergent as requested on the sign above the machine
- Clean out the lint from the dryer after each use and throw in the garbage
- Leave the washer drum door slightly open and the detergent tray open slightly so that they dry.

Please be considerate of your neighbors. Allow your neighbors the same opportunity to do their laundry. Please use the machine on your floor only unless your machine is broken.

**ASSIGNED PARKING SPACES**

Please ensure that you have updated your decal and ensure your vehicles are registered with the office. If you are self parking on the swale, you must have a parking pass or a decal and you need to have valet direct you where to park. If the City finds you parked illegally, they have the option to tow your car. We will be unable to assist you.

*Continued on page 4*



**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 -

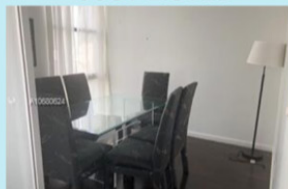
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2/1.5 - \$ 195,000

**UNDER CONTRACT**



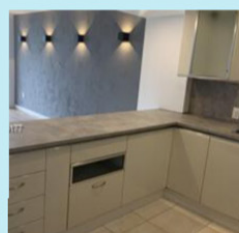
**UNIT 1205 - TOWER 3**  
1/1.5 - \$155,000

**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.

**Building Updates** (cont. from page 3)**VEHICLE REGISTRATION**

Although this was put on hold due to COVID, we will be moving forward with vehicle registrations in order to have better control of the vehicles parking on the property. Consequently, we require that EVERYONE register their vehicles with the Management Office as soon as possible. If during the transition in management, you provided a form, please let us know. We will need to review our records to be sure we have all the proper documentation. A separate and detailed notice will be sent out in the next coming days.

**FOBS**

Fobs are to be used by resident ONLY. Guests/Contractors are not allowed to have building fobs. Fobs will be deactivated if a guest is witnessed using a residents assigned fob.

**MANNERS & ETIQUETTE**

Please be respectful to the Management Office, Security, Maintenance and Housekeeping Staff. We understand that

everyone is overwhelmed with the current changes taking place at Eldorado Towers Condo, but it does not justify mistreating the employees. Please refrain from using profanity. This type of behavior will not be tolerated. Treat others as you would want to be treated in return. RESPECT GOES A LONG WAY!

**CONTRACTORS/VENDORS**

ANY work inside a unit must be approved by the Management Office first. A contractor's package must be submitted along with proof of vendor insurance, drawings, fees and permits. Owners are responsible for contractors working inside their unit. Any contractor witnessed on the property without approval from the Management Office will be removed from the property. Reminder that contractors are not allowed after hours or on the weekends.

**MOVES & DELIVERIES**

ALL moves and deliveries must be scheduled with the Management Office first. Please be mindful that we only have 1 service elevator per building so we need to schedule you accordingly, collect fees as well as proof of insurance. Anyone witnessed using the service elevator without prior consent from the Management Office will be removed from the property.

**BUILDING NOTICES**

The Management Office provides updates via email and posts them in the bulletin boards across from the resident mailboxes. Residents are responsible for reading these notices in order to be updated on building matters.

**RESIDENT CONTACT INFORMATION**

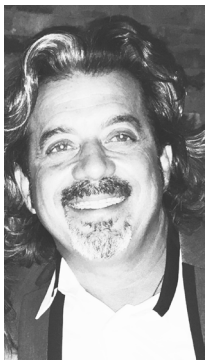
Although we recommend residents update their contact information every year, we understand that at the present time, due to the transition in management, many residents contact information is missing within the system. As a result, we kindly ask that you fill out the resident and forward it to the Management Office to update our records. This applies to residents ONLY.

**RULES & REGULATIONS**

The rules and regulations are for the benefit of all residents at Eldorado Towers Condo. Without them we have chaos! Moving forward, please be mindful that a fine will be levied upon your unit, should you not comply with the rules and regulations. Please take the time to read our rules and regulations. The latest update has been provided for your review.

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# THANKSGIVING

The most historical account of the Thanksgiving tradition dates back to 1621. It was when the Plymouth settlers called “pilgrims” prepared a bountiful feast after a successful cultivation season. They called this the “harvest festival.” The Wampanoag, the American Indian tribe in the 17th century, pilgrims, colonists, and natives, ate substantial amounts of fowl. They stuffed it with all kinds of herbs and onions, and another weirdly delicious stuffing — oats.

FROM ALL OF US AT  
**ELDORADO TOWERS  
 MANAGEMENT,**  
 WE WISH  
 YOU A HAPPY  
**THANKSGIVING!!**



PATRICKJAIMEZ PA

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