

VILLA DORADA

AT AVENTURA

Volume 7 Issue 2

A Monthly Newsletter for the Residents of Villa Dorada Condominium

June 2019

2019 BOARD OF DIRECTORS

Building 1.....**Elena Beck**
Building 2.....**Christian Faut**
Building 3/Pres. **Gabriela Resnik**
Building 4/Secretary ... **Vera Dirnfeld**
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At Large/Treasurer .. **Franklin Cortes**
At Large..... **Melina Gordon**
At Large/Vice-Pres. **Rosemarie Camas**

IMPORTANT #'S

General..... 305-935-1454
Fax 305-466-5532
Security 305-401-5100
Emergency After Hours 305-935-1454

OFFICE HOURS:

Monday - Friday8:00AM - 1PM
By Appointment:....2:00pm - 5:00pm
Office closed for lunch 12-1pm daily

NEWSLETTER EDITOR

Gaby Resnik..... 305-935-1454



Published monthly at no cost for Villa Dorada Condominium by Coastal Group Publications. Contact CGP at 305-981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

Hurricane Season 2019

Dear Resident(s):

The Board of Directors at Villa Dorada condominium Association, Inc. are committed to the safety and wellbeing of our residents, their property and its employees. Hurricane season begins June 1st and continues through the end of November. Each approaching storm challenges and tests our skills and emotions.

The protocol for hurricane preparation and procedures to safeguard our property from a future hurricane is:

- At the time of a **Hurricane Watch** - a hurricane may threaten the area within 48hours -we begin securing the buildings.
- When a **Hurricane warning** - hurricane force winds are expected to make landfall within 36 hours - has been issued and after all preparations have been completed, non-essential personnel, under the direction of the manager, will leave at the end of their shift.,
- A **Mandatory Evacuation Order** creates a critical time frame in which the staff must execute the final mechanical protocols before the storm actually reaches your community.

The essential personnel, community Association Manager and Maintenance supervisor, will remain at the property maintaining services and assisting residents as they follow the mandatory evacuation order. When sustained winds reach 45 MPH and hurricane continues to be an imminent threat, the essential personnel, in agreement with the Board of Directors, will begin to shut down the mechanical systems such as but not limited to elevators, HVAC equipment, domestic water pumps, and pool equipment. This proactive approach is intended to protect essential mechanical systems from sustained damage during the height of the storm. Upon completion of system shut down the essential personnel will follow the mandatory evacuation order issued by the appropriate governmental agency and leave the property.

After sustained winds have dropped below 45MPK and an all clear has been issued, essential personnel will return to the community as soon as physically possible.

When sustained winds have dropped below 35 MPK all other personnel are required to report back to the property at daybreak.

Sincerely,

Karen Castro, Community Association Manager

Emergency & Evacuation Assistance Program (EEAP)

Residents who require evacuation assistance should register for the Emergency & Evacuation Assistance Program (EEAP) before hurricane season to ensure help will be given following an evacuation order. Assistance may also be provided after an emergency.

This program is for individuals with functional and access needs who live alone or with families who:

- cannot evacuate on their own due to medical or specialized transportation needs
- ii are homebound or bedridden, unable to walk and do not have transportation options
- are on life-sustaining medical equipment that requires electricity
- require assistance with daily living activities

Specialized transportation, safe shelter, medical monitoring and wellness checks are among the services provided for eligible residents. A caregiver or companion should accompany the evacuee throughout the emergency period to ensure the evacuee’s needs are met in a timely manner.

Pre-registered residents in the EEAP will receive priority. Visit the Emergency & Evacuation Assistance section at www.miamidade.gov/hurricane or call 311 to receive an application and learn more about the program.

Residents in nursing homes, assisted living facilities or group homes must follow their own facilities’ emergency plans. Facilities implement their mutual aid agreements should they need to evacuate.

Certificate of Insurance

8:30am – **Is your mortgage asking for Certificate of Insurance?** Email a copy of the letter to certificateofinsurance@advancedins.com or call 305-625-9867.



Tuesday, June 11, 2019
Tuesday, June 19, 2019
Tuesday, June 25, 2019

Schedule your carwash accordingly.

Maintenance Payments

March 2019 – February 2020

The new monthly payments are:

- 2-bedroom \$421
- 3-bedroom \$505

If you did not pay the correct amount in March, please include the difference with your June payment. Mail payments to:

BB&T Association Services
P.O. Box 628207
Orlando, FL 32862-8207



(A coupon is not needed only the bill pay #. If you do not have your bill pay number please email admin@villadorada.net).

Xfinity at Villa Dorada Condominiums

Villa Dorada Condominium Association is Happy to Announce that we have teamed up with Xfinity to bring you’re the best in entertainment and reliably fast Internet. Starting June 1, 2019. To set up call 1-800-934-6489 1-800- Xfinity or stop by a Xfinity Store. Residents of Villa Dorada Condominiums are eligible to receive the services listed below.

YOUR COMMUNITY’S SERVICES INCLUDE:

XFINITY TV

- Digital Starter and HD
- 1 X1 HD DVR and 2 X1 HD TV Boxes

XFINITY INTERNET

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ADDITIONAL DETAILS FOR VILLA DORADA CONDOMINIUMS:

- Get a **FREE Professional Installation**, valid through 9/1/2019.
- Get Xfinity Voice Unlimited for only **\$25 more per month!**

UPGRADE AND ENJOY EVEN MORE FROM XFINITY:

- **Xfinity Mobile.** A new wireless network designed to save you money. Ask how you get Xfinity Mobile included with Xfinity Internet, so all you pay for is data.
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SERVICE REQUEST

Email Admin@VillaDoradaCondo.net if you would like to request a service ticket for non-emergency maintenance issues. Please make sure to include your building# and unit# on the subject line.

Tree Trimming



Building 3, 4 and 6. Tree Trimming will take place on June 6, 2019, Building 7 June 19th, 2019. Make sure you look for the signs of the areas where not to park so that Landscaper may Trim above and around your parking space.

Bulk Trash

The Last **THURSDAY** of the month: **June 27, 2019**
Bring out Wednesday Night



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



www.patrickjaimez.com

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VILLA DORADA

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	20401 NE 30 Ave 214-8	3/2	1,380	\$248,000	\$235,000
Active	20381 NE 30 Ave 202-7	3/2	1,380	\$355,000	
Active	20381 NE 30 Ave 324-7	3/2	1,380	\$308,000	
Active	20301 NE 30 Ave 318-5	3/2	1,380	\$239,900	
Active	20381 NE 30 Ave 304	2/2	1,175	\$223,000	

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

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DOES YOUR DRAIN LINE NEED TO BE REPLACED?



Roof Leaks Water Damage Vandalism Damage Loss of Income



Fire Damage Flood Damage Hurricane Damage Mold Damage

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