

VILLA DORADA

AT AVENTURA

Volume 7 Issue 7

A Monthly Newsletter for the Residents of Villa Dorada Condominium

November 2019

2019 BOARD OF DIRECTORS

Building 1.....Elena Beck
Building 2.....Christian Faut
Building 3/Pres. Gabriela Resnik
Building 4/Secretary ... Vera Dirnfeld
Building 5.....Goldie Wigutow
Building 6.....Anita Silver
Building 7.....Veronica Cohen
Building 8.....Barry Gross
Building 9.....Alejandro Morgante
At Large.....Edith Garcia
At Large/Treasurer .. Franklin Cortes
At Large.....Melina Gordon
At Large/Vice-Pres. Rosemarie Camas

IMPORTANT #'S

General..... 305-935-1454

Security 305-401-5100

Emergency After Hours .. 561-393-1107

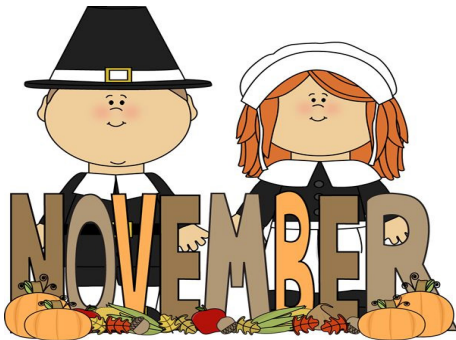
OFFICE HOURS:

Monday - Friday9:00AM - 5:00pm

Office closed for lunch 12-1pm daily

NEWSLETTER EDITOR

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



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Message from the Management

Residents,

Please be advised that the Management Office will no longer be accepting payments (Monthly Maintenance or Special Assessment checks) as of: **January 1, 2019.** Your 3 options for payment are:

1. Set up on automatic withdraw (Form is in the office)
2. Mail payment to the address on the coupon
 - BB&T Association Services (**MONTHLY**) PO Box 628207 Orlando, FL 32862-8207
 - Valley National (**SPECIAL ASSESSMENT**) PO Box 163435 Miami, FL 33116-3435
3. Pay online via your bank

THE KIDDIE POOL is currently under contract for the resurfacing and tiling repairs. Management has interviewed three contractors and negotiated a good price for these repairs in the amount of \$3,200.00 from \$4,400.00 a savings of \$1,200.00. The contractor has been approved to work after 5 pm until 8:30 pm. The goal for management is to have the kiddie pool back open by Thanksgiving weekend. We appreciate your continued patience with this project.



Thank you, Management Team

The 3rd Annual Fall Festival

The 3rd annual fall festival was a great success. This event was free for all residents of Villa Dorada to attend. A FREE BBQ hot dogs and refreshments, cotton candy, popcorn, a DJ, Bounce House, Game Master, and an Obstacle Course were enjoyed by all. The check your email for upcoming social events for Villa Dorada.



Villa Dorada Keyless Access (FOB)

Hello Residents of Villa Dorada,



Villa Dorada will be converting over to a FOB system for all the common area doors and gates as of December 1st, 2019. The Fob system will assist the association in securing our property from outsiders using the amenities, also to stop short term rentals, control the shortage of parking spaces, and stop AB&B rentals. The Fob system will also assist in the collection of delinquent accounts. The state law states that the association can turn off any owner's access FOB to the amenities if they are delinquent on their monthly maintenance and or special assessment payments.

Management and two of the board of directors met with the resident Rabbi who lives here in Villa Dorada. This meeting was held so that the management office will ensure to be respectful to all religions. The Rabbi informed us that the gym will not be used during Shabbat. The party room will be on a reservation option as it has always been but will have a key provided to the person reserving the room. The Rabbi told us that the pool can be on the FOB system and individuals will need to ask other people at the pool to open the gate. Management has requested that security be present at both pools during Shabbat to assist in opening the gate to the pool. The association cannot leave the pool as an open access due to liabilities.

If you have not received your FOB yet please come to the management office Monday through Friday 9 am to 5 pm.

Thank you,
Management Team

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VILLA DORADA					
STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	20381 NE 30 Ave 304-7	2/2	1,175	\$215,000	\$210,000
Active	20341 NE 30 Ave 101-6	3/2	1,330	\$325,000	
Active	20381 NE 30 Ave 324-7	3/2	1,380	\$308,000	
Active	20381 NE 30 Ave 106-7	3/2	1,380	\$279,000	
Active	20381 NE 30 Ave 222-7	3/2	1,380	\$279,000	

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 10/1/2019 through 11/4/2019.

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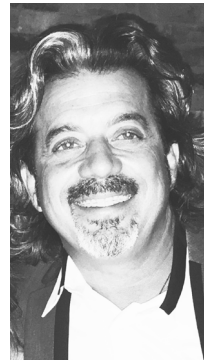


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