

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 15 Issue 4

April 2019



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

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Lobby 3 305-931-8428-ext 18
Lobby 4 305-931-8428-ext 15



The President's Message

The Board and I would like to wish all of our residents a Safe and Healthy summer. For those that are observing Passover, we wish you a Happy Passover.

The elevator modernization is progressing according to schedule, and they should be finished before the end of the year. The cabs will be installed when all elevators have been completed. We wish to thank all of our residents for their cooperation and patience.



Our next project will be the Front. This is a long time coming. We needed to make sure that the company we chose was one that meet all of our needs. After much work we finally got bids from 5 or 6 companies. We chose Vincent Filiginzi. He is in the process of doing drawings for the front. Once this is done you will have the opportunity to view them and comment.

Some residents have asked why we need to do the front?

1. We have not passed our 40-year inspection of our lights with the city. We have been trying to fix what we can with Roger and his crew, but we must dig up the asphalt because the wiring underneath is burnt and needs to be redone.

Yes, this is a safety issue

2. Our irrigation (sprinkler system) is old and is not working properly. Once and for all this needs to be fixed and not patched.

The seawall is another project that has to be done. Therefore, we have bids out for this project. As you walk in the back, you will see that the sidewalk has cracked

Yes, this is also a safety issue

Parking has become a major problem

We are working diligently to try to get this problem under control. Do not forget, when they built these buildings, each unit was assigned one parking space. We

Continued on page 2

President (cont. from page 1)

now have people coming in with 2 or 3 cars and we cannot accommodate them. We cannot make more spaces. We have people parking all over (in fire zones and in other people's spaces). We ask you please to follow the rules for parking. We will sticker the cars that are parked illegally, and if that does not help we will tow.

It seems that we have a handful of people in our community that have decided that instead of getting involved and trying to help our community, they have gone to a newspaper and have spread terrible lies and accusations.

- These lies and accusations are unfounded and completely false.
- The Board has taken action and has filed a lawsuit against these people.
- This Board will not tolerate any false allegations or lies.

I have always reminded our residents that if you have any questions or concerns, please feel free to come into our office, or contact one of our hard-working Board members for your answers.

The Board and I look forward to having all these projects completed and seeing all the residents enjoy the beautification and modernization of Eldorado.

Joe



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STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	3675 N Country Club Dr 1202	2/2	972	\$220,000	\$190,000
Active	3675 N Country Club Dr 2404	2/2	996	\$245,000	
Active	3625 N Country Club Dr 2301	2/1/1	896	\$229,000	
Active	3625 N Country Club Dr 402	2/2	972	\$200,000	
Active	3625 N Country Club Dr 202	2/2	972	\$189,000	

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

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Happy Passover

HAPPY



PASSOVER!

Passover (in Hebrew, **Pesach**) commemorates the exodus of the Jews from slavery in Egypt. The holiday is ultimately a celebration of freedom, and the story of the exodus from Egypt is a powerful metaphor that is appreciated not only by Jews, but by people of other faiths as well. Wishing you and yours a happy and peaceful Passover.

Happy Easter

Colored eggs and marshmallow chicks. It must be that time of year again. May this Easter bring you all together for a great celebration filled with lots of joy, happiness and of course chocolate! Happy Easter to all of you from the staff at Eldorado.



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UNDER CONTRACT

SALE
UNIT PH1 - TOWER IV
1/1.5 - \$238,000

FOR SALE
UNIT 1702 - TOWER III
2/2 - \$ 258,000

JUST REDUCED

FOR SALE
UNIT 805 - TOWER III
1/1.5 - \$ 239,000

FOR SALE
UNIT 2306 - TOWER IV
2/2 - \$ 324,900

RENTED \$1,700/MO

FOR SALE / RENTED
UNIT PH2- TOWER III
2/2 - \$270,000

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



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TOTAL LISTINGS: 39

SQFT	PRICE	SALES PRICE
972 sq ft	220,000	190,000
755 sq ft	189,000	178,000
1143 sq ft	315,000	305,000
996 sq ft	245,000	200,000

PAST 3 MTHS: SOLD: 2 PENDING: 1

Southeast Florida MLS -- information is believed accurate but is not warranted

LISTED FOR SALE:
2408 2/2 CONV. \$245,000
2403 2/2 CORNER UNIT \$279,000

Eldorado Resident for 18 Years.
Thank you for your business and referrals.

You need a real estate professional who has integrity, experience and places your needs above everything else. Call me, I am always available to help you, your family and friends with any real estate needs.

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