

# Eldorado Towers



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

Volume 15 Issue 1

January 2019



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

### ASSOCIATION OFFICERS

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**Vice President** .....Greg Salazar  
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**Newsletter Editor** ... Marilyn Delena

### IMPORTANT NUMBERS

**Mgmt. Office** .....305-931-8428  
**Main** .....305-931-8428  
**Fax** .....305-931-4807  
**Security III** .....305-935-3673  
**Security IV** .....305-931-3674  
**Maintenance** .....786-273-2782  
**Lobby 3** .....305-931-8428-ext 18  
**Lobby 4** .....305-931-8428-ext 15

## MESSAGE FROM THE BOARD

Good afternoon to our residents

We would like to extend a hearty thank you to all of our residents that attended our SATURDAY NIGHT PARTY. We had a wonderful turnout of over 150 people, and we thank you for making it a huge success. Our special thanks to Leon, for all the wonderful music that he provided. He sure made it lively.



We would like to say that our party was not paid for by our association but by a donation.

The BOARD would like to welcome back all of our snowbirds and wish them a warm and enjoyable season.

As you look around you will find that all kinds of projects have been completed, or are in the processes of completion. Our cameras are being installed, this is a long process because of all of the complicated wiring. Our elevators are being modernized and we ask you to please stop by the front desk where you can pick which elevator cab and lighting you would prefer. Our trash chute repairs are finished, and all of our new doors are in and completed.

I would also like to put to rest some of the terrible rumors that have been circulated.

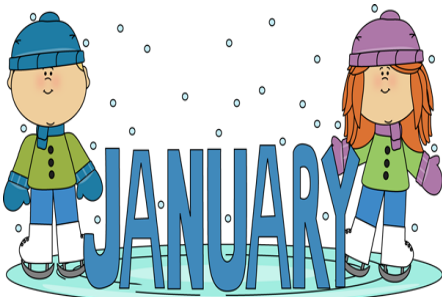
**The board and I have always been above board and always honest and transparent. We have always said that we are here for all of our residents. You need only to come into our office and let us know and we will do the best we can to help you.**

Please stop by the front desk and sign up for the activities that will be started in the New Year.

There will be Yoga, Aqua Zumba, Bingo, Dancing, and Karaoke And of course our Movies.

**The Board Wishes you a very Merry Christmas and a very Happy New Year.**

Your board.



## Please Be Advised

- Glass and plastic containers go into the chute.
- Newspapers, magazines, **boxes**, etc., all paper items to be **recycled** are to be taken to the blue recycle bin in the exterior ground floor next to the rear exit.
- Lint from dryer is to go into chute- not on the floor or behind machines,
- Placing any form of garbage or waste on the floor of the laundry room is strictly prohibited. They attract insects, etc. Rule violators will be fined

All your fellow residents appreciate your cooperation.



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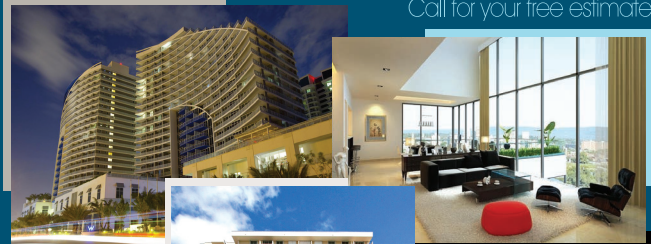
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DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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# TREASURER’S REPORT

As discussed at the board meeting last Thursday, Joe gave an update on the lawsuit.

Based on the insurance coverage for the original repair of the balconies, pool and pool deck, our lawyers advised us that Eldorado was entitled to a very small payment. The original offer was \$200,000. which we declined.

With the hard work of our attorney and perseverance of our board, we were able to collect \$1,280,000. Unfortunately, our insurance policy did not allow us to recover our lawyers’ fees.

Joe negotiated heavily to reduce the legal fees from 35% to 25% so that we cleared \$1,000,000. \$30,000 has been paid to have our balconies GPR’d to determine the extent of damage. This should take place soon.

For now, we have deposited the monies into a sweep account at Banco Popular which allows our money to be FDIC insured.

In addition, we were also awarded \$260,000 minus legal fees and expenses from the lawsuit. We are expecting the net amount in the near future.

We are also in the process of suing several engineers. Our attorney feels that it is reasonable that we will win a sum of money, the amount yet to be determined.

We continue to work very hard to reduce the delinquencies and are making great progress. In the last 2 years, we have collected approximately \$350,000. of the delinquent accounts.

Once again, the owners will have the opportunity to pay off their share of the

special assessment on July 15, 2019. We encourage unit owners to pay off their special assessment as there is substantial savings of thousands of dollars in interest. If you paid off your special assessment last year, please disregard.

Effective January 1st, 2019, First Service is requiring that maintenance and special assessment checks be paid by Clickpay, direct deposit or mail. Checks will no longer be accepted by the office.

Payments are due on the 1st of each month. Any payments made after the 10th of the month will incur a \$25.00 late charge with no exceptions.

We wish everyone a Merry Christmas and a Happy New Year.

Honey Spitzgen



**Vivian Aponte Blane, P.A.**  
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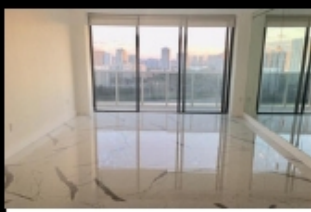


**JUST REDUCED**  
**UNIT 805 - TOWER III**  
**1/1.5 - \$ 251,000**



**FOR SALE**  
**UNIT 1702 - TOWER III**  
**2/2 - \$ 268,900**

**JUST SOLD**  
**UNIT 405 TOWER II**  
**1/1.5 - \$ 172,580**

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



**FOR SALE**  
**UNIT PH2- TOWER III**  
**2/2 - \$270,000**  
**FOR RENT**  
**UNIT PH2- TOWER III**  
**2/2 - \$1,700/MO**



# NO1 HOME WATCH

- SEASONAL RESIDENT?
- FREQUENT TRAVELER?
- INVESTMENT HOMEOWNER?

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## Glaucoma Awareness Month

Did you know that you could be going blind and not even know it? January is Glaucoma Awareness Month, a time to remind the public about the dangers of this disease. Glaucoma is the leading cause of blindness in all adults over the age of 60. In the African-American population, people over 40 are up to five times more likely to get glaucoma.

Glaucoma can't be cured, but if caught early, treatment options can reduce the risk of blindness. If you are over 60, or if you are African-American and over the age of 40, or you have a family history of glaucoma, talk to your doctor. You should have an eye exam every two years. It is painless, easy, and it could save your sight.



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### ELDORADO

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	3675 N Country Club Dr 2303	2/2	1,142	\$318,900	\$303,000
Sold	3675 N Country Club Dr 1402	2/2	972	\$250,000	\$215,000
Active	3625 N Country Club Dr 808	2/2	996	\$214,900	
Active	3625 N Country Club Dr 402	2/2	972	\$210,000	
Active	3675 N Country Club Dr 908	2/2	996	\$207,770	

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

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TOTAL LISTINGS: 28			
AREA	SQFT	LIST PRICE	SALE PRICE
Average	1092	\$229,000	\$229,000
Minimum	755	\$210,000	\$205,000
Maximum	1143	\$380,000	\$330,000
Median	896	\$215,000	\$212,000

**PAST 3 MTHS: SOLD: 12 PENDING: 6**

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

These properties are your competition. A potential purchaser will compare your home to homes similar to these when trying to decide which to buy. Take a look at these homes, if only on paper. Try to be objective and ask yourself, "Which home is the best value?" Is it yours? If not, these other homes may sell before yours. But don't forget the "List Prices" of these homes represent what the sellers WANT for their home, not necessarily what they are really going to get if they sell their home. So, when setting the price of your home, don't simply look at the LIST PRICE of the other comparable homes, look at the SALE PRICE of homes comparable to yours which actually SOLD!

*Eldorado Resident for 18 Years.*

*Thank you for your business and referrals.*



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