

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 15 Issue 5

May 2019



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

ASSOCIATION OFFICERS

President.....Joseph Shemesh
Vice PresidentGreg Salazar
TreasurerHoney Spitzen
Secretary..... Sean Gabay
Director Samuel Gilfarb
Director Ann Goldshaft
Director Monna Grissy

Manager..... Keith Tannenbaum

Newsletter Editor ... Marilyn Delena

IMPORTANT NUMBERS

Mgmt. Office305-931-8428
Main305-931-8428
Fax305-931-4807
Security III305-935-3673
Security IV305-931-3674
Maintenance786-273-2782
Lobby 3305-931-8428-ext 18
Lobby 4305-931-8428-ext 15

Published monthly at no cost for
Eldorado Towers by
Coastal Group Publications, Inc.
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 is Fast Approaching.

ARE YOU PREPARED?

Hurricane Season is June 1 to November 30

Hurricane preparedness is a natural part of living in Miami-Dade County. Below are some key tips to include in your personal hurricane plan. Make sure everyone in your household knows what they are supposed to do.

Have disaster supplies on hand.

- Flashlight and extra batteries
- Portable, battery-operated radio and extra batteries
- First aid kit and manual
- Emergency food and water
- Non-electric can opener
- Essential medicines
- Cash and credit cards
- Sturdy shoes

Check your insurance coverage and be sure it includes replacement coverage, especially for renters.

EVACUATION PLANS:

- **Rehearse your evacuation plan** with your household and leave extra time for traffic.
- If you live in an evacuation zone, make plans to move inland to a friend or family member's home.
- **Emergency Evacuation Assistance Program.** Residents who may need assistance evacuating from disaster should register for

the Emergency Evacuation Assistance Program by calling the Office of Emergency Management at (305) 513-7700 to receive an application.

COMMUNICATIONS:

- **Assign** someone in your home the job of a checking the weather everyday during Hurricane Season.
- **Develop an emergency communication plan.** In case family members are separated from one another during a disaster (a real possibility during the day when adults are at work and children are at school), have a plan for getting back together.

WATER IS LIFE:

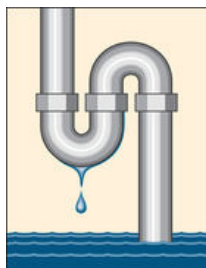
- The most important part of your hurricane kit is water. Have 1 gallon per person per day.
- Your water heater can store several gallons of fresh water to use if there is no water pressure, especially in high-rise buildings.

PROTECT YOUR WINDOWS:

- Permanent shutters are the best protection. A lower-cost approach is to put up plywood panels. Use 1/2-inch plywood--marine plywood is best--cut to fit each window. Remember to mark which board fits which window. Pre-drill holes every 18 inches for screws. Do this long before the storm.

Detect-a-Leak Week

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.



One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.

Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.



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



www.patrickjaimez.com

Hablo Español/Falo Português
Selling ELDORADO for over 20 years!

ELDORADO

| STATUS | ADDRESS | BD/BA | LA SF | LIST \$ |
|--------|-----------------------------|-------|-------|-----------|
| Active | 3675 N Country Club Dr 2403 | 2/2 | 1,142 | \$279,000 |
| Active | 3675 N Country Club Dr 1704 | 2/2 | 996 | \$260,000 |
| Active | 3625 N Country Club Dr 508 | 2/2 | 996 | \$237,000 |
| Active | 3625 N Country Club Dr 2601 | 2/1/1 | 896 | \$215,000 |
| Active | 3625 N Country Club Dr 2505 | 1/1 | 755 | \$199,000 |

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

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



Public Adjusting Services
Professional Insurance Claim Representation

GOT PROPERTY DAMAGE? GET HELP NOW!

RE-OPEN OLD & DENIED CLAIMS

RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?



Roof Leaks Water Damage Vandalism Loss of Income



Fire Damage Flood Damage Hurricane Damage Mold Damage

STELLARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #PT175224

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 8/31/19
must present coupon

MOTORIZED SPECIALIST
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED



305-469-8162 WE SHOW UP! 25 Years in Biz

SPECIALIZING IN LUXURY CONDOS & HOMES IN AVENTURA, SUNNY ISLES AND GOLDEN BEACH

Gibson Real Estate Services

Midwest Values with South Florida Flare!

Teri Dattilio, Realtor, CAM

514-470-8408 Cell | 954-909-0195 Office

teri@gibsonrealtyservices.com

Sold! Delvista Towers 2/2 in under 4 months!



120 E Oakland Park Blvd Suite 101
Wilton Manors, FL 33334



★Have a safe★ Memorial Weekend!

Memorial Day marks the beginning of the summer recreation season. It is also a time for accidents. Make sure that you and your family are safe this Memorial Day weekend by remembering these simple safety tips.

Drive Safely: More people will be on the road on Memorial Day weekend, making for congested roads and highways. Don't forget to always wear your seatbelt, and observe all posted traffic signs and speed limits. It is especially important for children to be in proper child safety seats in your car. And never drink and drive!

Play Safely: If you are going to be spending time near or on the water, don't forget to be safe. If you will be on a boat, wear a life jacket, follow all boating rules, and don't operate a boat while drinking. If you will be swimming, remember to swim with a buddy, swim only in safe water, and never dive into shallow water. All children should be supervised at all times around any type of water. If you will be spending any time in the sun, don't forget to use sunscreen and wear a hat.

HEATHER LOPEZ

YOUR ON-SITE MASTER REALTOR
BUYING, SELLING, LEASING & PROPERTY MGMT.






| 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 |

TOTAL LISTINGS: 39
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.



Berkshire Hathaway HS Florida Realty
18901 NE 29th Ave, Suite 100
Aventura FL, 33180

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.

786-390-7586

heatherlopez@bhhsfloridarealty.net
www.sunnyfloridacondos.com



Vivian Aponte Blane, P.A.

305-778-8947

MBA International Marketing • Relocation Specialist CERTIFIED
International Property Specialist Keyes Luxury Division

VivianAponteBlane@yahoo.com

English, Spanish, Italian and French



UNDER CONTRACT

SALE

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

RENTED \$1,700/MO

FOR SALE / RENTED

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

RENTED \$1,700/MO



**As a Resident and Realtor in
Eldorado Towers, I have sold more than 60 units -
I pride myself on providing all clients with a concierge service
"I live here, I am your neighbor, I am the expert"**



FOR SALE

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

JUST REDUCED



FOR SALE

UNIT 805 - TOWER III
1/1.5 - \$ 233,000



FOR SALE

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



FOR SALE

UNIT 508 - TOWER III
2/2 - \$ 237,000

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

SELL - BUY - RENT

Fast and easy transaction, with exceptional service and outstanding results!

I live in Aventura, I work here, selling and renting properties everyday in Aventura, Sunny Isles, North Miami, Hallandale and surrounding areas.

Call Now: 786-218-9196

Complimentary
"VIP Listing Package":
Professional Pictures and Home
Valuation Report

LISANDRA VETTORETTI

REALTOR®

REO Certified - TRC Certified

lizrealestate@hotmail.com

www.floridafancyhomes.com



English • Spanish • Portuguese • Italian



GrandRealty 19300 W. Dixie Hwy, Ste. #12 - Aventura, FL 33180



DAVILA CONSTRUCTION GROUP LLC.

General Contractor CGC 1521462
403 NW 10 Terrace, Hallandale FL 33090
Office/Showroom (by appt. only)

305.747.6707 / 954-842-4342

Contact@Davila-Construction.com



23 Years of Experience • Bathroom & Kitchen Remodeling • General Construction • Free Estimates
We Don't Subcontract Jobs • Affordable Prices
ASK FOR OUR CONDO UPGRADE PACKAGES!

DIAMOND REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa

305-865-9005

www.diamondremodelersmiami.com

jeff@diamondremodelers.com

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced
Handyman"**

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



Painting & Services Unlimited Lic. CC94BS00437 • Lasorsa Enterprises, Inc CGC031497
Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**

any
remodeling
job!

**10%
OFF
Any
Service**

Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 6/30/2019