

# VILLA DORADA

## AT AVENTURA

Volume 8 Issue 12

*A Monthly Newsletter for the Residents of Villa Dorada Condominium*

April 2021

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### OFFICE HOURS:

Monday - Friday ..... 9:00AM - 5:00pm  
*Office closed for lunch 12-1pm daily*

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## PROJECTS REPORT 2020-2021

Dear Unit Owners:

On behalf of AKAM, the Association's property management company, and the Board of Directors, I would like to take this opportunity to provide a status update on the various construction projects that have been undertaken during the last eighteen (18) months, both budgeted and unanticipated.

As a preliminary matter, this past year has been extremely challenging for all. The Covid-19 pandemic caused significant interruptions in the normal operations of the Association, and we have had to adjust, prioritize, and reorganize to meet these unprecedented times. Several of our projects were delayed because of the pandemic, whether as a result of material/labor shortages, or because of additional logistical and safety protocols which needed to be put in place.

As many of you may recall, on June 27, 2019, the Board of Directors adopted a Special Assessment in the amount of \$1,172,744 for the purpose of completing repairs to the Common Elements, which included five (5) roofs, 1 elevator, concrete repairs to 7 identified spots, professional fees, project prepayments, clubhouse repairs, and contingency. We also managed to address 2 other facades, another elevator, 4 balconies, and other medium or small maintenance projects.

So this complicated year we managed to address:

- 2 roofs
- 9 facades
- 4 balconies full depth total demolition
- 2 fully modernized elevators
- 1 mailroom area with cameras and landscaping.
- Complete modernization and up to code playground.
- up to code FPL FENCE.
- Found and implement a permanent solution to the floors to avoid painting (polish and sealing)
- 5 Major plumbing projects.
- Sealcoating, line painting and renumbering of parking lot
- Many other medium size maintenance and repairs projects like resurfacing the babies pool and put it up to code.
- WE also bought essential equipment for maintenance that allows us avoid using 3rd parties contractors.
- We also managed to improve administration by:
- implementing parking booting which improved the parking situation and allowed us having better control of short term rentals. we also digitized all our unit owners contact info.

*Continued on page 2*

**Projects (cont. from page 1)**

**Each of these projects are specifically addressed below:**

**ROOFS**

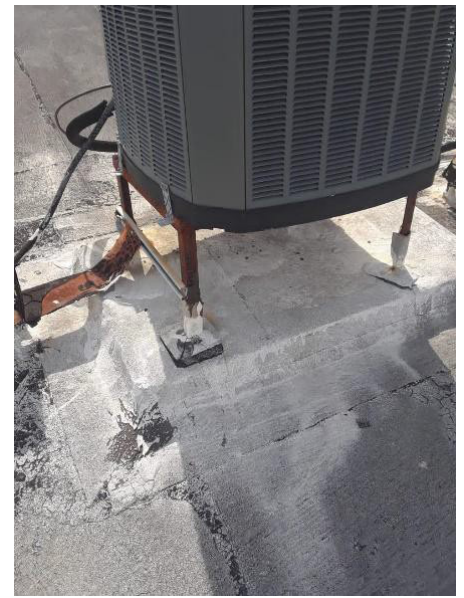
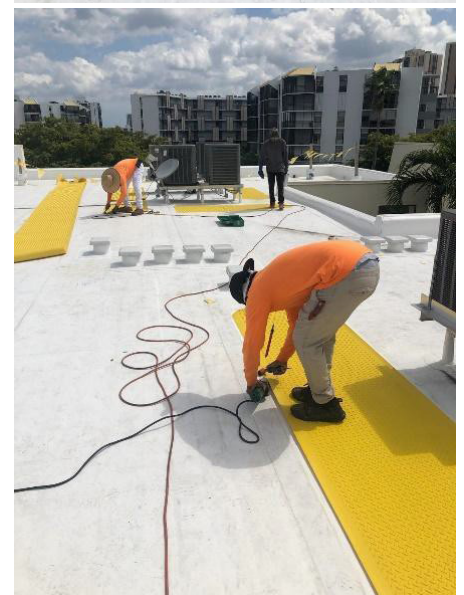
The Association retained the services of GC Construction in August 2019. However, the project was significantly delayed at the permit and materials delivery stages first, and further delayed when the pandemic hit. Specifically:

- The permits were not approved until March 26, 2020, six month after they were requested.
- The project encountered 49 days of weather delays, including three (3) tropical storms.
- Additional delays related to individual unit owners' failure and or refusal to allow access to their units.
- Additional delays related to unforeseen conditions, including, but not limited to electrical and HVAC work.

As of the date of this correspondence, the Association is nearing completion of the roofs in Buildings 7N and 1E, and has commenced work on

Buildings 5N, 5S and 1N.

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**ROOF CONDITION BEFORE****ROOF CONDITION BEFORE**



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*Continued on page 3*



**Projects** *(cont. from page 2)*

building facades and balconies:

- **9 Building Facades for Buildings 1, 2, 3, and 6**
- **4 Full Depth Balcony Restoration of Units 5-204, 5-304 and 5-316**

Nearly all of the concrete restoration contemplated in the 2019 Special Assessment has been completed, with the exception of concrete restoration to the balcony of Unit 5-216, which was halted by the actions of the owner of Unit 5-116, who refused access and tampered with the construction equipment, resulting in the filing of legal action.

Additional concrete restoration will be needed to other areas of the property, and this will be considered for the next phase of construction.

**CONCRETE RESTORATION BEFORE AND AFTER****CONCRETE RESTORATION (BALCONIES AND FACADES)**

The 2019 Special Assessment contemplated concrete repairs to seven (7) identified units/spots. Notwithstanding, as the work commenced and the engineer inspected the property, it was determined that not only additional concrete work was necessary, but also that some of the areas required more extensive work than originally anticipated. The Association had to undertake urgent concrete repairs to address active leaks in several units.

As of the date of this letter, the Association has completed the following concrete repairs to the



*Continued on page 4*

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**Projects** (cont. from page 3)**ELEVATORS BUILDINGS 7 & 9**

The 2019 Special Assessment contemplated the repairs of one (1) elevator, including mechanical and electrical modernization, doors, interior of cab, elevator room and related work. The repairs to the elevator in Building 9 were completed on budget. Notwithstanding, the Association encountered an unexpected emergency with the elevator in Building 7, which required immediate restoration and modernization. This resulted in an unexpected additional expense of approximately \$84,000.00. As of this date, the elevators in Building 7 and 9 have been completed. In the next phase of the project, the Association will work on completing the modernization and restoration to the remaining elevators.

**ELEVATOR BEFORE****ELEVATOR AFTER****CLUBHOUSE**

The 2019 Special Assessment contemplated repairs to the Clubhouse, which consisted of replacement of the doors, the FPL fence, and re-equipping the maintenance shop for a budgeted price of \$67,000. The original quote for the FPL fence was approximately \$25,000, but the Association was able to reach an agreement with FPL to provide a more cost-effective solution totaling \$3,800 including materials, labor and artistic painting). As of the date of this letter, the contemplated repairs have been completed and under budget, allowing the excess funds to be applied to other project costs.

*Continued on page 5*

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**Projects (cont. from page 4)****CLUBHOUSE AND ELECTRICAL ROOMS DOOR REPLACEMENT****PROFESSIONAL FEES**

The 2019 Special Assessment contemplated professional fees, including engineering and project management fees, which was originally intended to apply only to the roofing project (estimated 4 months of fees). Due to the deteriorated condition of the roofs and concrete, the Association incurred additional professional fees, as it needed

to retain engineers and consultants for the concrete restoration project, and additional engineering was required for the roofing project (i.e., additional drawings and specifications, post-shore drawings, threshold inspections). Over the course of the last eighteen (18) months, the Association incurred in professional fees related to all the projects, balcony restoration, survey of the property, inspections of units with W/I issues. As part of these scopes, the Association proactively inspected the condition of all 37 roofs and concrete repair needs of all 9 buildings to be prepared for next phase or repairs.

**LEGAL EXPENSES**

During this time period, the Association has incurred in unforeseen legal expenses, including the defense of an Arbitration case filed by Pierina Pedraza (1-114), Roy Berko (3-PH18) and Carolina Duer (1-104) challenging the 2020 Annual Election and costing the Association nearly \$35,000. Additionally, the Association had to take immediate legal action against Haya Fefa Carfati and David

Carfati (Unit 5-116), in connection with the interference with the concrete restoration work, costing the Association approximately \$15,000 in legal fees to date, in addition to a court-ordered bond in the amount of \$25,000 related to a Temporary Injunction Order entered against Mr. and Ms. Carfati. Additional fees have also been incurred related to the construction projects and several lawsuits that have been filed by owners related to same.

**OTHER PROJECTS COMPLETED**

In addition to the above, the Association has also completed the following projects during the last eighteen (18) months:

**Mailroom.** The mailroom in Building 9 was cosmetically restored at a minimal cost providing an updated look to this common area. The materials used were purposefully selected to minimize maintenance costs. The goal will be to execute these same cosmetic updates to every building once the elevators are restored.

*Continued on page 6*



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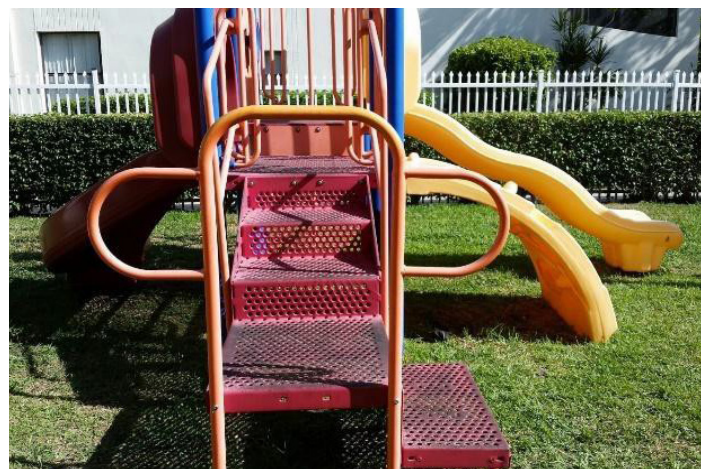
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**Projects** (cont. from page 5)**MAILROOM BEFORE****MAILROOM AFTER**

**Parking Repairs.** Maintenance, resealing and painting of the parking lot, including replacement of several bumpers.

**PARKING BEFORE AND AFTER**

**Playground.** Repair and restoration of the playground to bring it in compliance with city code. The Association installed new equipment, rubber flooring, fencing, landscaping, drains, and removed the sprinkler system, to provide a safer environment so that our children can enjoy this amenity. It became a new space for our residents to enjoy and to enhance the appealing of Villa Dorada as a Family oriented community.

**PLAYGROUND BEFORE AND AFTER**



**Projects** *(cont. from page 6)*

**Pool Equipment Repairs.** As our property ages, there are several ongoing maintenance issues which must constantly be addressed. Notably, the pool equipment had been neglected for several years and fell in disrepair, requiring replacement of the pool pump and related equipment.

**POOL EQUIPMENT BEFORE****POOL EQUIPMENT AFTER**

*Continued on page 8*



**Projects** (cont. from page 7)

**Sewage Pipe Repairs.** The Association was required to perform emergency sewage pipe repairs to three (3) units (7-124, 5-110, and 5-124), and major plumbing repairs next to Building 6, costing approximately \$95,000. Additionally, the Association incurred \$7,500 in connection with a subrogation lawsuit filed by the insurer of Unit 5-110 even when the Association took all the necessary actions to fix the problem and paid for that.



**Drainage Maintenance.** To alleviate the drainage issues created in our parking areas, the Association undertook yearly jetting of the drains. The cost of this maintenance was budgeted. However, this year, we installed submersible pumps to alleviate the water flow and performed a deeper jetting taking it up to the street, City line.





## Projects (cont. from page 8)

**Office Restoration.** Over the years, the property management office fell in great disrepair and suffered significant water intrusion. Repairs were undertaken, not only to remedy the water intrusion, but to update and modernize the management office with a more convenient layout, impact windows, safer doors, and upgraded furniture. A 3rd room has been created to fit there a 3rd person work space. The cost of these upgrades was approximately \$17,000.

### MANAGEMENT OFFICE BEFORE AND AFTER



**Building 9 Landscaping.** During the process of performing the Building 9 elevator modernization, the surrounding landscaping was severely damaged. The Association restored the landscaping in these areas with low-maintenance, and visually attractive plants and rock displays. This was financed as a "contingency" for the budgeted elevator in that building. (Since Building 7 was

*Continued on page 10*



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

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**Projects** (cont. from page 9)

an unexpected project, only the necessary repairs and modernization were performed). These projects will be undertaken during the next phase.



As is clear from the foregoing, while the 2019 Special Assessment sought to cover the anticipated projects and associated costs and contingencies, we could not anticipate all of the additional work, emergencies and unforeseen conditions that resulted in additional costs.

To cover these unanticipated expenses, the Association has requested a line of credit in the amount of \$1,000,000. As we are all aware, the members of the Association have historically waived statutory reserves. Given the lack of

reserves, a revolving line of credit can provide funding in case of future emergencies.

Although there have been many challenges, we have made great strides towards restoring and improving our property. We appreciate the opportunity to work with you and thank you for your continued cooperation and support.

Sincerely,

Mirko Morales, LCAM  
Property Manager  
on behalf of the Board of Directors



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