

# VILLA DORADA

## AT AVENTURA

Volume 8 Issue 11

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

March 2021

### 2020 BOARD OF DIRECTORS

Gabriela Resnik ..... President,  
Director Building 3  
Rosemarie Camas..... Vice President,  
Director Building 6  
Franklin Cortes..... Treasurer,  
Director at Large  
Edith Garcia..... Secretary,  
Director at Large  
Elena Beck ..... Director Building 1  
Joel Horowitz ..... Director Building 2  
Pavel Sadov ..... Director Building 5  
Danielle Gilman..... Director at Large  
Melina Zegen ..... Director at Large  
Leyla Chaljub..... Director Building 7  
Barry Gross ..... Director Building 8  
Alejandro Morgante.. Director Building 9  
Melina Gordon..... Director Building 4

### IMPORTANT NUMBERS

**Management**..... 305-935-1454  
**Boulevard Towing** .... 305-365-5227  
**Aventura-Code Compliance**.....  
305-466-8941  
**Aventura-Non-Emergency**.....  
305-466-8989  
**Comcast Cable** ..... 800-934-6489  
**FP&L (Power Outage)** .. 800-468-8243  
**FP&L Service**..... 305-442-8770  
**Aventura Express Bus**.. 305-932-1287  
**AR Booting** ..... 866-440-2668  
**Security-Kent** ..... 305-440-9269  
**Emergency After Hours** .. 305-830-2526  
*For Plumbing, Elevator & Water Intrusion*

### IMPORTANT EMAILS

**Association Voice (Email updates)** ...  
[www.associationvoice.com](http://www.associationvoice.com)  
**Parking Boss (Guest Parking Pass)**....  
[Villadorada.parkingattendant.com](http://Villadorada.parkingattendant.com)  
**Service Requests (Work Orders)** ..  
[Admin@villadoradacondo.net](mailto:Admin@villadoradacondo.net)

### OFFICE HOURS:

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

Published monthly at no cost for Villa Dorada Condominium by Coastal Group Publications. Contact CGP at 305-981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

## FROM THE PRESIDENT OF THE BOD

Dear Neighbors of Villa Dorada,

Once again, the elections for the community's Board of Directors are upon us. As President of the board, and as a resident of Villa Dorada, I want to thank all those candidates who chose to volunteer their time to improve our property. I would like to ask everyone, candidates and residents alike, that all those who want to campaign in favor of one or more candidates, do so in a respectful way. Unfortunately, there are some candidates, and their supporters, who chose the path of defamation, criticism, accusations, and spreading false rumors. These are clearly individuals who have never been in charge of a complex community such as ours. It's always easier to criticize from the outside than having to work in groups and constantly having to make difficult decisions.

My approach has always been to debate and decide about projects and ideas. Not people. Always focusing on how to improve and add value to our property. Let us always keep in mind that we are all a group of enthusiastic people living in a wonderful community, and that the day after the elections we'll want to greet each other as good neighbors. This is the legacy that we want to leave to our children. **I wish all the candidates the best of luck and that the best ones are chosen.**

With love, Gaby Resnik

## FROM THE MANAGER

**THE TIME IS ALMOST HERE FOR THE ANNUAL MEETING – THURSDAY, APRIL 1, 2021**

The Annual Meeting scheduled for Thursday, April 1, 2021 at 4:00 PM will be held via Zoom video conference. The 2nd notice of Annual Meeting was mailed to each owner of the Association and provides the links and access codes to attend via Zoom. If you need assistance, please contact the management office.

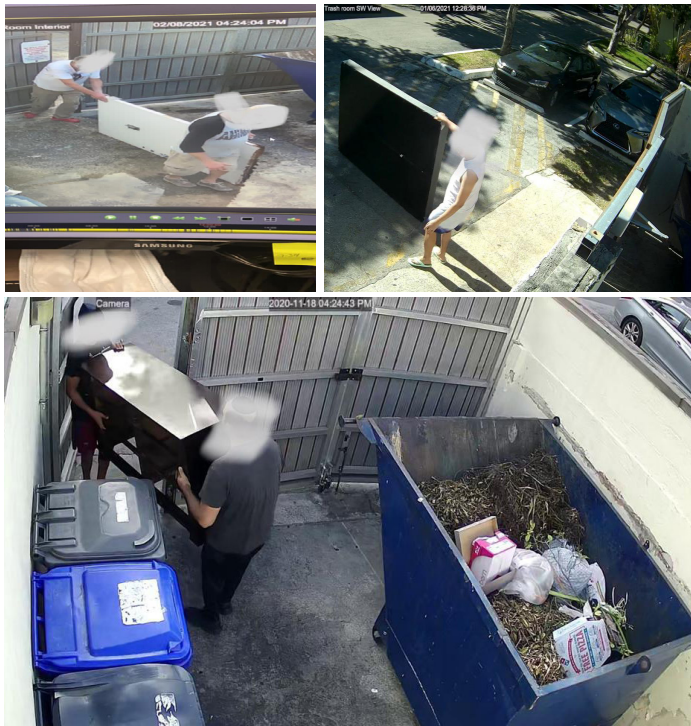
### DUMPSTER INFORMATION AND BULK PICK UP

Please be advised that the dumpsters are only for the use of owners and their tenants. The dumpsters throughout the community are there for normal household waste. The dumpsters **may not** be used for the disposal of construction materials such as cabinets, tile, or paint. They are also not for the dumping of furniture of any kind. It has come to the Board's attention that residents are using the dumpsters for these types of materials and this is strictly prohibited. **If you see** anyone dumping these types of materials, please contact the management office immediately. Anyone found using the dumpsters for prohibited material will be charged for the cost of removing and transporting the material to the County dump, as well they will be fine \$100.00 for the violation, there is a bulk pick date

*Continued on page 2*

**Message from Manager** (cont. from page 1)

every month which is on the third Thursday of every month, please plan accordingly for the disposal of furniture, of any other items that are no normal household waste.

**COVID-19 VACCINE INFORMATION**

If you are interested in getting your COVID-19 vaccine, please go to the following website: Florida Department of Health in Miami (floridahealth.gov). Click on COVID-19 Information highlighted in bright YELLOW at the top of the page. Under Miami County Alerts, go to COVID 19 Vaccination Information - Click for More Info. On the next page click on FDOHmiami-dade COVID-19 Appointment Request Form. Follow the



prompts to input your personal contact information and appointment time availability for all days. You may also check your local CVS and Walgreen pharmacy.

**CORONA VIRUS (COVID-19) UPDATE**

The state of Florida is currently in the third phase of reopening. Per the advice of the Association's attorney, the Association is required to follow CDC guidelines and Miami- Dade County ordinances even in Phase 3. Based on the attorney's advice and the need to follow these guidelines and ordinances, the Board has decided to continue with the following safety procedures as outlined below:

- 1) Office Visits – By Appointment Only: If you must stop by the management office in person, you will be required to make an appointment first so the staff can ensure proper social distancing. We will also require that you wear a mask or covering over your nose and mouth while visiting the office. Please contact the office at 305-935-1454 to make an appointment if needed. We encourage all residents to use the online portal or to conduct business via phone or email when possible.
- 2) Board Meetings: The Board will continue to conduct all business via Zoom videoconference.
- 3) Common Areas: The pool area will be open every day as well as the other common areas please wear a mask when in the public areas of the condominium property and follow CDC guidelines at all times, We appreciate your cooperation and understanding in this matter. We will continue to monitor the situation at the local, state, and federal level and will provide updates to you as needed. We encourage all of our residents to follow the recommendations from the Center for Disease Control (CDC) and the Florida Department of Health regarding COVID-19 in order to limit the spread of the disease and to keep your family and neighbors safe. Please use the following links to the websites for the CDC and the Florida Department of Health. Center for Disease Control: <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

**2021 ASSESSMENTS**

On January, 2020, and on February, 2021 the budget committee met to discussed the new budget a draft was done and send to the BOD for review the budget committee member were Barry Gross, Alan Stendthal, Franklin Cortes, Pavel Sadov, present with then at the meeting were Mirko Morales, P.M. and Patrick Johnson District manager for Akam, after the final review the budget draft was sent to the Board of Directors, and there was a decision to leave the budget meeting for after the annual meeting.

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## Playground is Back Very Soon! Save the Date!

As you all know the playground has been closed for safety reasons. We have been working in putting it up to code as well as in making it more enjoyable to our families. After some delays caused by covid 19 and other related to the FPL fence, now we are back working on it very diligently to have it ready before spring break!!

The trees have been planted, the grass removed, the equipment installed, the irrigation canceled and redirected outside of the playground to leave this area low maintenance, the fence have been repaired. We expect to have the faux grass, tables and benches ready in the next 2 weeks.

We are preparing an inauguration to celebrate together **NEXT FRIDAY 26TH FROM 5PM TO 7PM. STAY TUNED FOR MORE DETAILS!!!**



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## Seal Coating and Renumbering of Parking Lots



The seal coating is part of the maintenance of our common areas. It is recommended every 3 years to provide adequate protection to the pavement. Maintenance is not an option but is an obligation for the Association.

This project was approved in January 2020, but could not be completed due to restrictions in place due to covid 19. It was unreasonable to ask residents to leave their homes to move their cars. In the month of March, some of the repairs were made because they did not require the mobilization of our residents, but it has not been possible to seal. This has now been restarted.

Why Seal Coating? The Seal coating extends the life of the pavement by adding a protective coating over the parking lot. It is a shell that helps protect it from the elements and fluids of cars avoiding high repair costs in the future. Asphalt is a product of petroleum and when automobile fluids, such as oil and gas, fall to the surface, they can dissolve in the asphalt. This softens the surface and eventually causes rips and cracks. The same impact have the elements such as the sun, water and changes in temperature on the asphalt.

Why not resurface? resurfacing is a more permanent solution. It is also 10 times more expensive than seal coting (\$300000 approx). We are planning to do that after the roofing project is finished in all our 9 buildings. Roof and concrete restoration projects will bring a lot of traffic to our property. There is no point in doing such an expensive job and exposing it to so much expected traffic.

Why the new numbers? In order to bet-

ter organize and control the parking lot, we are renumbering all the places in a consecutive order. This will facilitate the work of the security and management company, as well as of our residents.

It was also brought to management's attention that some residents took advantage of our inconsistent parking numbering and doubled their assigned parking spots by painting their numbers at different random locations to be granted more than 1 assigned spot. Having consecutive numbers will also help preventing this abusive action.

**Please notice that your original number is on the back side of your bumper. Going forward, please refer to your assigned space by its new number.**

We know that this is an uncomfortable but very necessary project. We want to thank the collaboration of all our residents who have contributed to making it possible to do so quickly and without complications.

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