

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 17 Issue 5

May 2021



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

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HAVE A SAFE AND HAPPY **MEMORIAL DAY**

MESSAGE FROM THE BOARD

As we approach the unofficial beginning of summer, and celebrate Memorial Day, we would like to wish you a happy and safe Memorial Day.

Maintenance and Special Assessment Payments

Effective March 1st Maintenance increased. Please pay the increase for March and April and starting May 1st, please pay the increased amount. We are no longer accepting payoffs for the 2nd Assessment. In addition, the special assessment for lightning protection was due no later than May 15, 2021. Reminder that if you are selling your apartment the assessments must be paid off.

Please disregard the following Assessment information if you have already paid off your assessment.

ASSESSMENT #1

On July 15, 2021, owners will have the opportunity to pay off your 1st assessment. Please advise the office if you are going to pay off your 1st assessment. Payments will be due by June 15, 2021 in order for the bank to clear the checks. There are savings if you pay off your assessment.

VIOLATIONS COMMITTEE

We are asking for volunteers to join the violations committee. Please let the office know if you are available to participate.

LIGHTNING PROTECTION

We would like to update the residents on the installation of the lightning protection. The company is presently working for the last couple of weeks. The lightning protection has installed approximately 80% of the lightning protection and should be finished in the next 2 – 3 weeks.

Continued on page 2

Message from the Board (*cont. from page 1*)**SEAWALL**

The contractor has now removed the damaged barge and crane from our property.

A new barge and crane have arrived at the property and the contractor is working on the seawall.

PARKING GARAGE

The repairs to the parking garage and drainage will be starting June 1st, 2021. There will be additional noise and dust come from this project. The construction company will be installing a dust wall to limit the amount of dust. We are still waiting for approval from DERM.

PARKING

Please note that all cars must be registered in the office and must receive current decals. Please provide driver's license, car registration and proof of insurance to the management office to avoid being booted.

Decals must be firmly attached to the front left windshield of the vehicle. It is not acceptable to adhere with tape.

All second cars must valet and will be charged \$50.00 a month for the second vehicle on the property. You are required to pay valet directly. The association does not allow 3rd cars. Renters are allowed one vehicle.

If your parking space has been temporarily taken away due to the seawall project, we apologize for the inconvenience. There is no charge for a 1st car that is required to valet.

There is no self parking allowed on the property unless you are using your own parking space. Effective immediately, cars that self park will be booted and/or towed at owner's expense.

CIGARETTES

Please do not throw cigarette butts over the balcony edge. The cigarette butts are landing on other balconies and burning furniture. Please remember there is no smoking on the pool deck and barbeque area except in the designated smoking area on the west side of the clubhouse. When smoking in front of the building, please stand clear of the doorway. Cigarette butts should go into the butt-out stand, not



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Message from the Board

(cont. from page 2)

on the ground. Please help us keep the building clean.

GARBAGE

Please keep the laundry rooms and recycling clear of trash. ONLY boxes, plastic and newspapers go in the recycling boxes. Please collapse all boxes.

WATER

Please ensure that you do not leave running or leaking faucets or running toilets. This costs the Association a substantial amount of money for our water bills, an unnecessary expense. Please ensure faucets are turned off in the laundry rooms.

When you leave Eldorado for period of time, please ensure you turn off your water shut off valves.

BALCONIES

Take furniture and all items off the balcony when you leave for a few days or longer as we are now in hurricane season.

INSURANCE

It is the responsibility of the owner to provide an updated copy of current insurance and payment proof as soon as possible on your unit.

GENERAL

Please ensure you wear your mask inside all the common areas and in the elevators.



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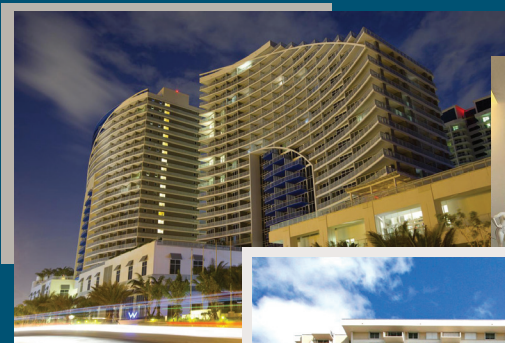
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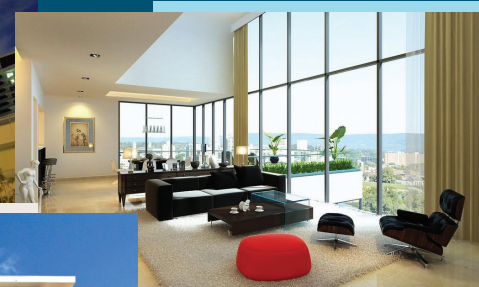
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