

VILLA DORADA

AT AVENTURA

Volume 9 Issue 1

A Monthly Newsletter for the Residents of Villa Dorada Condominium

May 2021

2021 BOARD OF DIRECTORS

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Director at large
Sandra Sepulveda .. **Vice-President**,
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Yana Glushkina **Director** Bldg# 6
Barry Gross **Director** Bldg# 8
Alejandro Morgante .. **Director** Bldg# 9

IMPORTANT NUMBERS

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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
National Security 786-710-2762
Emergency After Hours .. 305-830-2526
For Plumbing, Elevator & Water Intrusion

IMPORTANT EMAILS

Association Voice (Email updates) ...
www.associationvoice.com
Parking Boss (Guest Parking Pass)....
Villadorada.parkingattendant.com
Service Requests (Work Orders) ..
Admin@villadoradacondo.net

OFFICE HOURS:

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

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FROM THE MANAGER

After holding the annual membership meeting and board elections on April 22, 2021 a new board of directors has been elected to lead the association. On behalf of Akam, the management company that administers the association, we want to congratulate and welcome the newly elected board of directors and we want to wish them success and at the same time offer all our support in doing the job and continuing to move all the projects forward.



Within the agenda of the new board of directors after catching up with everything pending, is:

1. Ensure that all pending issues on our residents' units are resolved as soon as possible
2. Finish the roofing project started during 2020.
3. Complete concrete restoration repairs and railing on the affected units.
4. The preparation and presentation of the Operating Budget for the year 2021-2022.
5. As part of the work to prepare the 2021-2022 budget, the board of directors has held meetings with the association's insurance agent, since the building's insurance represents between 28% and 33% of the annual budget. Within the objectives of the new board of directors in relation to the annual budget is to try not to seriously impact the membership of the community, unfortunately there are things that cannot be avoided when the cost of living continues to increase every day, it is important to note that The members of the board of directors and the management team have reviewed each contract and looked for where to cut expenses, it is important to note that Villa Dorada is one of the condominiums in adventure that has the lowest maintenance and that in the last ten (10) years the association has only increased maintenance 2 times, and the sad and clear reality is that by not maintaining an adequate budget and the membership voting every year to waived the reserves, without taking into account all the emergency repairs that the association had to being carrying out, also the insurance market in Florida has increased considerably with the departure from

Continued on page 2

From the Manager (cont. from page 1)

the state of several insurance companies, apart from all the insurance claims that have been made to the association in the last 24 months and that many of those claims have been paid by the insurance company all this have placed a heavy burden on the finances of the association, for which it is inevitable an increase in the maintenance expenses.

6. The target date to implement the new budget is July 1, 2021 retroactive to March 1, 2021.

We want to ask all the members of the association to please help us to maintain order by following the rules and regulations:

REGISTRATIONS:

- A- All residents must complete a vehicle registration form for each of their vehicles before a vehicle-parking decal will be issued.
- B- All vehicles must be park head in
- C- noncommercial vehicles should be park within the complex (please remove all magnetic signs from vehicle or cover the lettering with the same color blanc magnet.

BALCONIES AND FIRST FLOOR PATIOS

- A- Cigarette or cigars butts must not be thrown off the terrace/ balconies or patios
- B- Hosing of balconies terrace is prohibited However, when mopping the balcony/terrace, residual water should be mopped up, not pushed over the edge
- C- No Soapy water is allowed on any of the common walkways

BBQ OR COOKING OUTDOORS

- A- Pursuant to Miami-Dade County fire regulations, **NO BBQ** of any type whether charcoal, electric or gas shall be allowed with in the buildings, or terrace/balconies or first floor
- B- Residents that violate these regulations will be fine and will be liable for all fines, charges and any damages imposed by the city of Aventura, Miami-Dade County, and villa Dorada

BICYCLES

- A- Bikes are to be stored to the rear of the terrace/balconies or patio against the back wall
- B- Bikes are not permitted to be stored outside of the unit in the common areas or in the common gardens' areas

CONSTRUCTION WORK REQUIREMENTS

- A- Recently the BOD changed the time allowed to perform work on the units and now all construction work in any unit must be done during the following hours: Monday through Friday from 8:30 am to 5:00 PM and Saturday from 9:00 am to 4:00 PM. **No exceptions on times or day**
- B- Please make sure that the contractor has insurance and is licensed to perform the work,
- C- all major repairs or improvements inside the unit You must complete an Architectural Control Form, which is available in the association office, you must provide copies of any permits required by the city before any work in your unit is started.

GYM

- A- No one under eighteen (18) years old is permitted on the Gym without adult supervision

This are a few of the rules that management has noticed is being violated must frequently We thank you in advance for following all the rules and regulations and specialty this few that we just mention here as a reminder.

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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.



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SUMMER ROLLS WITH PEANUT DIPPING SAUCE

INGREDIENTS

For Summer Rolls:

3 oz. rice vermicelli noodles
12 large shrimp, peeled and deveined
1 large carrot, julienned
2 cucumbers, julienned
8 oz. Napa cabbage, thinly sliced
1 tbsp. fish sauce
1 tbsp. brown sugar
1/4 c. rice vinegar
12 large rice paper sheets
2 tbsp. black sesame seeds
12 fresh mint leaves
12 fresh basil leaves

For Peanut Sauce:

1/2 c. smooth peanut butter
1 tbsp. low-sodium soy sauce
2 tbsp. rice vinegar
1 clove garlic, grated
1 tbsp. freshly grated ginger
4 tbsp. boiling water
1/4 c. crushed, peanuts, for serving

DIRECTIONS

For Summer Rolls:

Place noodles in medium heatproof bowl, cover with boiling water; let stand about 5 minutes or until just tender, drain. Using kitchen scissors, cut noodles into random lengths. Meanwhile, poach shrimp in salted boiling water until they just become pink and opaque. Rinse under cold water, then slice in half lengthwise. In a medium bowl, mix noodles, carrot, cucumber, cabbage, fish sauce, sugar, and vinegar; toss gently to combine. To assemble rolls, place a sheet of rice paper in medium bowl of warm water until just softened; lift sheet carefully from water, placing it on a tea-towel-covered board with a corner point facing towards you. Place some of the vegetable filling horizontally in center of sheet, top with one mint leaf, one basil leaf, 3 shrimp halves, and sesame seeds. Fold



corner point facing you up over filling; roll sheet to enclose filling, folding in sides after first complete turn of roll. Repeat with remaining sheets.

For Peanut Sauce:

Whisk peanut butter, soy sauce, vinegar, garlic, ginger, and boiling water until smooth. Top with peanuts and sesame seeds and serve alongside rolls.

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