

VILLA DORADA

AT AVENTURA

Volume 9 Issue 4

A Monthly Newsletter for the Residents of Villa Dorada Condominium

August 2021

2021 BOARD OF DIRECTORS

Klara Sitbon **President**,
Director at large
Sandra Sepulveda .. **Vice-President**,
Director Bldg# 7
Pierina P. Pedroza **Treasurer**,
Director Bldg# 1
Stuart Kalishman..... **Secretary**,
Director Bldg# 2
Roy Berko **Director** Bldg# 1
Yitshak Levy **Director** at Large
Layla Moine **Director** at large
Melina Gordon **Director** Bldg# 4
Goldie Wigutow **Director** Bldg# 5
Sandra Colon **Director** at large
Yana Glushkina **Director** Bldg# 6
Barry Gross **Director** Bldg# 8
Alejandro Morgante .. **Director** Bldg# 9

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
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 - Friday9:00AM - 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 to advertise in one of our newsletters or to get a free newsletter for your property.

FROM THE MANAGER

Dear residents,

July and so far in August have been super busy, coordinating new projects in Villa Dorada.

- 1- The first phase of work has been completed to replace the old FPL equipment in the north electrical room of the main pool and we are coordinating with the FPL to soon begin the second phase to finish replacing the old equipment, and all this trying to minimize the impact on the community, but we want to ask all residents who use the parking spaces between Building # 4 and the main pool their cooperation during the time FPL is working in this areas, if you used this parking spaces please move your vehicles out of the area no later than 9:00 am.
- 2- The other FPL team that is working on the replacement of the cables that are overhead by the pool had a situation and need it to reschedule the installation and blackout for August 31 from 8:30 am to approximately 5:30 pm,
- 3- In relation to the five roofs pending completion (1E, 1N, 5N, 5S, and 7N) FBS the company contracted for temporary repairs has finish the repair work and is waiting for the city inspector to do their inspections and close out the permit.
- 4- The work on those five (5) roofs will continue moving forward and the final work should be commencing around September 13, 2021
- 5- Elevator Building #8, the delay in getting this elevator up and running again is due to a couple permits that need to be approved by the city of Aventura (mechanical) and Miami Dade county (Fire), we understand the urgency in resolving this issues and the BOD has hired an permit expedite to move this permits in the two respective cities Quickly, most of the work is already done in the elevator cabin, the electrical portion, the mechanical is obtaining the permit and finalizing the installation of the a/c for the mechanical room, and the finalization of the repair and installation of the recall fire alarm and the heat detectors. City of Aventura is aware of this job and is working to help us finalize as soon as possible.
- 6- Tree trimming in the community is taking place and Rock & Rose has been working with Diosis and some of our BOD members in carrying on with this project.
- 7- Storm drain cleaning has already been completed on August 20, 2021. Thanks to all the residents who cooperated with the office in mobilizing their cars in the different parts of the community where it was necessary.
- 8- At the moment we are going in the certification of the life safety equipment (fire alarm) and on September 2, 2021, the alarm company will be testing the laud speakers of the fire alarms all across the community please be aware as the fire alarm my be set off.

RULES AND REGULATION REMINDERS

Help keep the property clean by picking up after your pet, and always keep your pet on a leash in public areas, it is the law in Miami-Dade.

Designated areas to walk your pet are **on the west side of NE 30th Avenue and on West Country Club Drive**. Below are some pet rules for pet owners to abide by:

Pet Regulations

- A. Any loud barking or other disturbances are strictly prohibited.
- B. All dog stool **MUST** be picked up, securely bagged and disposed of in a proper container as per pooper-scooper ordinance #97-01.
- X. All pets must be registered with the management office and Miami-Dade County. A current vaccination record as well as a current picture of your pet must be kept on file in the management office.
- Δ. Dogs must be walked in designated areas. (West side of NE 30th Ave., or on the swale between the sidewalk and West Country Club Drive.) No dogs are permitted to be walked on Villa Dorada property. **ALL PETS MUST BE ON A LEASH AT ALL TIMES.**
- E. No pets are permitted within the pool area fence or recreation building.
- Φ. All pets owned by unit owners are considered **INDOOR** pets.

Renters are not allowed any kind of pets. (NO EXCEPTIONS) No visiting pets.

Under the American Disability Act (ADA), a **service animal** is defined as a dog that has been individually trained to do work or perform a task for an individual with a disability. The task(s) performed by the dog must be directly related to the person’s disability. Animal license tags are free at the Animal Services Pet Adoption and Protection Center with the proper documentation certifying the service that the animal is providing for the owner.

*Emotional Support, therapy, comfort, or companion animals are not considered service animals under the ADA.




Sec. 5-20. - Regulations on dogs in public areas.

(a)Legislative intent. It is deemed in the best interests of the health, safety and welfare of the citizenry and visitors of Miami-Dade County, Florida, that all necessary precautions be implemented to prevent cutaneous larva migrans (a frequently severe skin disorder caused by the infective larvae of a dog hookworm which is transmitted by the contact of the human skin with soil contaminated by dog feces), and visceral larva migrans (a disease caused by the ingestion of larvae dog roundworms which commonly occurs when young children swallow dirt). (b)**It shall be unlawful for a responsible party to allow, whether willfully or through failure to exercise due care or control, a dog into or upon any public park or beach in the county; provided, however, this provision shall not apply to parkways, wayside parks, or other park areas in which dogs are specifically authorized.** (c)**It shall be unlawful for a responsible party to allow, whether willfully or through failure to exercise due care or control, a dog to commit any nuisance upon: the sidewalk of any public street; the floor of any common hall in any apartment house, hotel, or other multifamily dwelling; or any entranceway, stairway or wall immediately abutting on a public sidewalk; or the floor of any theatre, shop,**

Continued on page 3

**One Dollar Emergency Dental Visit
Including Necessary X-Rays
NEW PATIENTS ONLY.**



Meet Your Neighborhood Dentist
DR. EDY A. GUERRA
www.DentistSurfside.com

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:
9456 Harding Avenue, Surfside, FL
Phone (305)866-2626 Fax (305)866-2204
4011 W. Flagler St. Ste. 506, Coral Gables, FL
Phone (305)643-1444 Fax (305)643-0447

PHYSICAL & OCCUPATIONAL THERAPY
Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy
Cardiac, Neurological and Senior Rehab
Exclusive 1 on 1, In the Comfort of your Home
Protective Equipment Protocols

THERAPY IN YOUR HOME
Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505 | bcaits@bellsouth.net

Rules (cont. from page 2)

store, office building or other building used in common by the public. "Nuisance," for the purposes of this section, shall be defined as defecation and/or urination. If a dog defecates on the grassy swale of a public right-of-way or other such public property, or on private property without the express or implied consent of the property owner, the responsible party shall remove the defecation and deposit it in an appropriate trash receptacle, sanitary disposal unit, or other sealed container.(d)It shall be unlawful for a responsible party to allow, whether willfully or through failure to exercise due care or control, a dog to be unrestrained or to be at large in any manner in or upon: public property; a common area of a private building or development; or the private property of others without the express or implied consent of the property owner. Notwithstanding the foregoing, a dog may be unrestrained and shall not be deemed to be at large if it is supervised by a competent person and is: (i) in a park area in which dogs are specifically authorized by a municipality or by the County to be unrestrained; or (ii) engaged in the sport of hunting in an authorized area. An intact dog running at large shall be subject to higher civil penalties than a sterilized dog; provided, however, that if the dog is sterilized within 30 days of receipt of the civil violation notice, the penalty shall be reduced to the amount

Continued on page 4



PATRICKJAIMEZ PA

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



www.patrickjaimez.com

Hablo Español/Falo Português
 Selling Real Estate for over 20 years!

DON'T LET COVID-19 STALL YOUR SALE

My exclusive marketing program will reach buyers quickly and virtually through:

- Property Video Tour
- Online Advertising
- Social Media Posts
- Property Website
- Customized Email Distribution
- Virtual Showings

CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET
 THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.

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



GOT HURRICANE DAMAGE? GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

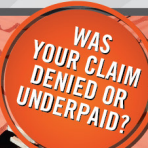
CALL US TODAY FOR ANY TYPE OF CLAIM!

STELLARADJUSTING.COM

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

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

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.



A BLIND WAREHOUSE
 Blinds, Shutters & Motorized Shades
GUARANTEED LOWEST PRICES
 Dependable & Quality Work
 In business 30 years with same phone number

30% OFF
 all shades and blinds
 until 9/30/21

www.ablindwarehouse.com
 info@ablindwarehouse.com
 instagram@ablindwarehouse

Free Installs & Estimates

305-598-3343

FASTSTREAM NETWORKS

Bulk High Speed Internet and TV for Condo Associations

Fiber Directly to Each Unit
 Fastest, Most Reliable Fiber Optic Internet Available

PH. 954-573-9093 www.FastStreamNetworks.com

Rules (cont. from page 3)

for a sterilized dog. An intact dog shall be sterilized if it has received more than two civil violation notices for violations of this section that, if appealed, have been affirmed. (e) It shall be unlawful for a responsible party to fail to exercise proper care and control of his dog or dogs so as to allow the dog or dogs to become a public nuisance. Chasing vehicles or persons and trespassing upon public or private property in such a manner as to damage property shall be deemed a public nuisance. (f) Exceptions. Subsections (b) through (d) of this section shall not apply to a person using a service animal or to a law enforcement officer using an animal for law enforcement purposes. Subsection (e) shall not apply to a law enforcement officer using an animal for law enforcement purposes. (g) Notwithstanding the provisions of Section 8CC-4 governing the penalties for repeat or continuing violations, for enforcement by civil penalty in accordance with Chapter 8CC of this code, a second violation of this section shall carry a civil penalty of 2.5 times the penalty listed in Section 8CC-10, a third violation shall carry a civil penalty of 3 times the listed penalty, and each subsequent violation shall carry a civil penalty of 3.5 times the listed penalty.

(Ord. No. 08-10, § 3, 1-22-08; Ord. No. 10-27, § 1, 5-4-10; Ord. No. 12-77, § 2, 10-2-12)

Quick and Easy Back to School Dinner
Slow Cooker Baby Back Ribs

Ingredients

- 3 pounds baby back ribs, trimmed
- salt and ground black pepper, to taste
- ½ cup water
- ½ onion, sliced
- 1 clove garlic, minced
- 1 (18 ounce) bottle barbeque sauce



Directions

1. Season ribs with salt and pepper.
2. Pour water into slow cooker. Layer the ribs into the slow cooker. Top the ribs with onion and garlic.
3. Cook on High for 4 hours (or Low for 8 hours).
4. Preheat oven to 375 degrees F (190 degrees C).
5. Transfer ribs to a baking sheet. Discard onion and garlic. Coat ribs with barbeque sauce.
6. Bake in preheated oven until the sauce caramelizes and sticks to the meat, 10 to 15 minutes.

DIAMOND  **REMODELERS**
Full Service Contractors

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 *Remodeling Experts*, family owned for 40 years.

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

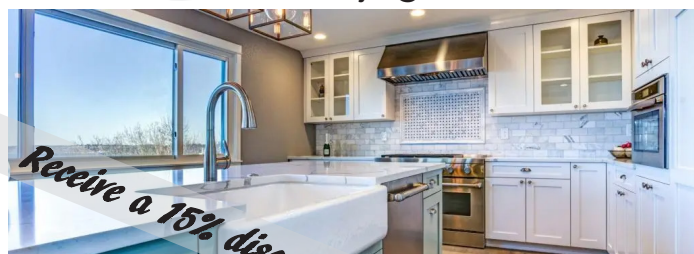
REMODELING • INSTALLATIONS

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

"Your Experienced Handyman"

PAINTING & SERVICES UNLIMITED

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



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC94BS00437
Lasora 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 9/30/2021