

VILLA DORADA

AT AVENTURA

Volume 9 Issue 5

A Monthly Newsletter for the Residents of Villa Dorada Condominium

September 2021

IMPORTANT NUMBERS

Management..... 305-935-1454
All Ways Towing954-496-6810
Aventura-Code Compliance.....
305-466-8941
Aventura-Non-Emergency.....
305-466-8989
Comcast / Xfinity.....800-934-6489
FP&L (Power Outage) .. 800-468-8243
FP&L Service.....305-442-8770
Aventura Express Bus.. 305-932-1287
Dade Booting.....305-964-7911
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



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WELCOME BY THE PRESIDENT OF VILLA DORADA CONDOMINIUM ASSOCIATION KLARA SITBON

As your new board president, I feel it important to try and improve communication and transparency with all residents. I am pleased to announce to everyone that we have a new communication vehicle, the Villa Dorada Voice. Starting with this first issue our aim is to provide residents with up-to-date information, useful tips about obtaining help with issues and an opportunity to exchange ideas. We want the newsletter to be a two-way street and that you, as residents, will have an opportunity to submit questions, write op ed pieces, submit information on community events, etc. I want to thank Sandra Colon, Board Member in charge of the Newsletter and Marjie Epstein Aloni, Editor for the newsletter for stepping up to the plate and helping get this newsletter off the ground. Please feel free to submit items for the newsletter by emailing Sandra at scvdcbrd2021@gmail.com or to Marjie at Marjorie.aloni@aol.com.

In all the newsletters I will try to update you on matters of importance to our community. Since the election, the Board of Directors has been working hard on tackling significant issues facing Villa Dorada and on delivering promises that were made during the campaign for the election. The Board of Directors has accomplished the following in the past 5 months:

1. The Board passed a budget for the 2021-2022 fiscal year. The budget was due on March 1, 2021, but the previous Board did not meet that deadline, choosing to pass the budget after the election took place on April 22nd. Florida Statute 718 notification process to the Unit owners added yet another 4 weeks of the budget being delayed. The 2021-2022 budget was finally adopted on June 10, 2021.
2. Immediate attention to unit owner complaints and resolution of pending issues. At the time of the election, there were over 50 complaints from different units for a wide range of problems that included water leaks, plumbing, and concrete just to name a few. Some complaints were not addressed or repaired for over a year. The newly elected Officers instructed the property manager to prioritize addressing the complaints and to date, 29 complaints have been resolved. The Board's priority has been and remains committed to addressing all reported complaints in a timely manner. In furtherance of that, the Board prepared a Request for Action Form that the unit owners can get from the Office or their building director to report an issue with their unit.
3. The bidding process for the replacement of the 5 roofs is almost complete.
4. Villa Dorada's engineer has completed the safety assessment of our buildings.

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President (cont. from page 1)

- He will present his findings to the community in a future meeting.
- The engineer started the overall inspection of Villa Dorada's buildings in preparation for the **50 Year Certification.**
 - All fire alarm and sprinkler systems inspections have been completed.
 - Plans for the fire alarm update for the elevator in Building 8 have been submitted to the City of Miami Dade for approval, we are waiting on them. Installation for A/C in the mechanical room required a mechanical plan for approval from the City of Aventura, we are waiting on the city's approval as well.
 - After the board's insistence, **FPL** is in the process of replacing all outdated power equipment that has been causing power outages.
 - Lighting—a licensed electrician was on the premises fixing the "Mickey Mouse" work that had been done by the previous maintenance personnel in the electrical rooms. We must bring all electrical rooms to a proper licensed installation. These in house fixes ended up costing us more.

- Sprinkler System to be repaired by a licensed specialist.
- Plumbing issues in B7 and B8 are being resolved. The focus of the newly elected Directors during the election campaign was to prioritize addressing the problems reported by unit owners and addressing the deteriorating condition of Villa Dorada's buildings. We delivered on a lot of our promises but there is still a lot of work to be done. The nature of some of Villa Dorada's issues makes it impossible to address them all in 5 months that the newly elected Board has been in office. The Board remains committed to resolving Villa Dorada's issues and elevating our community.

List of Officers with contact information:

Your board officers are here to represent the concerns of the residents with our management company. Please feel free to contact any of the officers with your concerns or ideas.

Klara Sitbon, President klarasitbon.vd@gmail.com

Sandra Sepulveda, Vice President
sandrasedpulveda9999@gmail.com

Stuart Kalishman, Secretary stukalishman@gmail.com

Pat Pedraza, Treasurer ppedrazavdl@gmail.com

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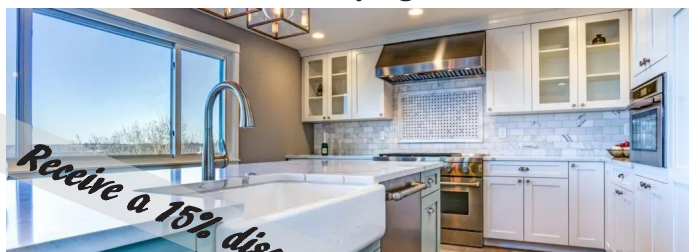
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Exp 10/31/2021

President (cont. from page 2)

Resident Building Directors – Below is the list of individual resident building directors along with their contact information. If you have a problem in your building, please fill out the ***Villa Dorada Request for Action Form*** and bring it to the office. Ask the office staff to make you a copy. Give a copy to your resident building director. Your director will assist you in ensuring the request gets the attention of the office and that appropriate action is taken. Filling out the form is crucially important so that we have a **written** track record of the request to ensure that it gets resolved. You can obtain the form by going to the office or by going on the Villa Dorada website and printing it out.

Building 1: Pat Pedraza

Contact info: ppedrazavd1@gmail.com

Building 2: Stuart Kalishman

Contact info: stukulishman@gmail.com

Building 3: Roy Berko

Contact info: roy_berko@yahoo.com

Building 4: Melina Gordon

Contact info: meligordon@hotmail.com

Building 5: Goldie Wigutow

Contact info: goldilocksW@gmail.com

Building 6: Yana Glushkina

Contact info: yanag718@gmail.com

Building 7: Sandra Sepulveda

Contact info: sandrasepulveda9999@gmail.com

Building 8: Barry Gross

Contact info: subarg@yahoo.com

Building 9: Alejandro Morgante

Contact info: Alejandro.morgante@gmail.com

Directors At-Large

Klara Sitbon

Contact info: klarasitbon.vd@gmail.com

Yitshak Levy

Contact info: sami21@gmail.com

Leyla Moine

Contact info: leylams78@yahoo.com

Sandra Colon

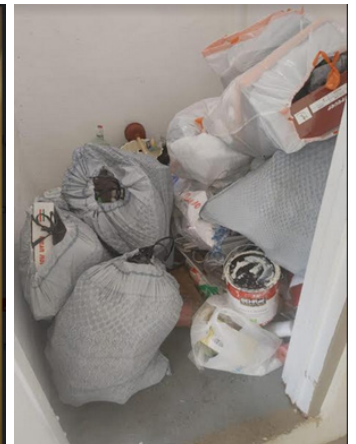
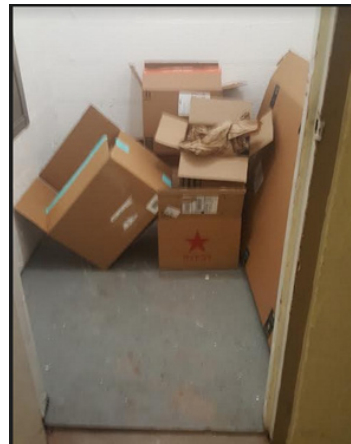
Contact info: scvdcbrd2021@gmail.com

Concerning Parking at Villa Dorada

Our Parking Rules and Regulations have been ignored by many of our residents for quite some time. The Parking Committee has looked into the abuse and updated our parking rules and regulations concerning actions which Villa Dorada will take for those who are not following our Parking Rules and Regs. The enforcement will be done by our Security Guards and by private Booting and Towing companies. Please make sure to either download a copy of our Updated Parking Rules and Regulations or ask for a copy from the Villa Dorada office.

Concerning Trash/Garbage

We have seen a surge of issues with the manner in which our neighbors are dispensing of their garbage. We ask for your consideration of others and our property. For those who have garbage chutes: Please use garbage bags that when filled you will be able to lift them and fit in the chute. If not, walk them to and place them in the garbage dumpsters outside. **Do not leave** them sitting on the floor of the trash rooms, or outside your apartment or outside of the dumpster's bins. This brings rats, roaches and a terrible odor. Keep your community clean so you as residents and unit owners don't complain. Throw your papers and cans in trash cans. We have placed trash cans in the mailrooms for mail related paper trash and placing more in the pool areas. Please pick up after your dog's and do not place your doggie poop bags or own garbage bags in the mailroom trash bins.



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

President (cont. from page 3)

Repair Priorities: Many questions have come from residents as to the order in which repairs will be done on our property. The list of priorities is as follows:

- a. Roofs and leaks
- b. Cement and Stucco Work
- c. Plumbing
- d. Terraces
- e. Other Structural issues i.e., Walkways
- f. Grounds

Community Town Hall meeting set for Sept 26th

We would like to extend an invitation to our Villa Dorada Community to the Town Hall meeting that will be held on September 26, at 6:00 pm at the large pool deck and via zoom. We will be sending an agenda of the presentations and will cover an overall view of how the condominium was received by the new board. What has been done to tackle the innumerable issues affecting VDC. This will include the state of finances, repairs, continuation and status of the many projects, security and other concerns so that all residents can know exactly where we stand. Please make every effort to attend, ask your questions and obtain the answers you need. Joining the town hall meeting will be our attorney, Insurance representatives who will be able to provide firsthand information. Our board is committed to providing open and transparent information to all our residents.

What to do when

With this column “what to do when” we hope to be able to answer some frequently asked questions and give our residents information on how best to resolve these questions. We welcome residents to submit their questions which we will seek to answer in future columns.

Question: How do I report an issue or concern or file a complaint?

Answer: Even though your first point of contact may be your building director we recommend that you fill out the *Villa Dorada Request for Action Form* and give it to them or bring it to the office. Ask for your copy. Your director will assist you in ensuring the request gets the attention of the office and that appropriate action is taken. Filling out the form

is crucially important so that we have a **written** track record of the request to ensure that it gets resolved. You can obtain the form from your building director, by going to the office or by going on the Villa Dorada website and printing it out.

Question: Who do I call when someone has illegally parked in my parking spot?

Answer: All Ways Towing and Storage, Inc. (954) 496-6810—this information should also be in your building’s bulletin board and in the newly revised Parking Rules and Regulations effective 9/1/21.

Question: Who do I call when I need to report a security issue?

Answer: Call our security at (786) 710-2762. For emergencies you should call 911 or the Aventura non-emergency number (305) 466-8989.

Question: Who do I call when I see cars parked illegally in the fire lane?

Answer: During office hours, report it immediately to the office, if after hours our security-National Security.

Question: Who do I call when I am having trouble with my cable?

Answer: Xfinity/Comcast at (800) 934-6489.

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PATRICKJAIMEZ PA

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patrickjaimez@gmail.com

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President (cont. from page 4)

Question: How do I report a power outage?

Answer: Call Florida Power and Light at 1-800-468-8243 and alert the office.

Question: Who do I call when I see individual(s) who do not belong on our property hanging out?

Answer: Call our security at (786) 710-2762 or if not on duty call the Aventura Police and if possible, alert your building director as well.

Question: Who do I call when I see the trash room is overflowing with garbage?

Answer: Call the management office, tell your building director. Take pictures whenever possible.

Getting involved in your community

If you want to see improvements in your community then think about volunteering to serve on a committee. We all benefit when we get involved. There are many ways to help and improve Villa Dorada. Listed below are our committees, who to contact if you want to join. Also let us hear from you if you want to volunteer to do something that you don't see listed. Please email Manager@villadoradacondo.net or Villadoradaapm@akam.com to let us know how you feel you can help. Some committees do not require a huge amount of time – anything you can do would be most appreciated. The President will make appointments and all residents appointed will serve at the pleasure of the President.

- **Welcome Committee** – When we have a new resident, members of this committee will help introduce them to their resident building director and review the rules and regulations of the association. They will also help provide a property walk through.
- **Documents and Rules Committee** – meets to discuss new rules and possible amendments to association documents. Committee meets as needed.
- **Grievance committee** – meets when a resident has violated the rules and is scheduled for a hearing. The committee determines to uphold or reject a fine that has been imposed by the board of directors. Board

members, their relatives, spouses or residents within their unit cannot serve on this committee. Committee meets as needed.

- **Budget/revenue committee** – meets during December, Jan and Feb to forecast the budget for the following year.
- **Parking Committee** – advises and assists the board in reviewing rules and regulations relative to parking issues within the association and possible solutions.
- **Landscaping Committee** – meets to recommend the finishing's to board for modernization projects, and landscaping recommendations.
- **Construction Committee** – meets to research, negotiate and recommend to the board new and renegotiated contracts for the property. Meets when new contractors are needed.
- **Newsletter/Communications Committee** – responsible for creating monthly newsletter for the association. Deadline for newsletter will be the 5th of each month for all articles to be sent to the printers.
- **Social Committee** – meets to plan community activities to promote a neighborly environment, involvement and socialization.

We look forward to hearing your opinions of the newsletter and any other suggestions you might have on how to improve our communications. See you at the Town Hall meeting!

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Villa Dorada Request for Action

Date : _____

Resident Name _____ Building _____ Unit # _____

Received By _____

Handed Off To _____

Emergency _____ Maintenance _____ Security _____ Housekeeping _____ Parking _____

Rules and Reg Violation _____ Approval Needed _____ Suggestion _____

Other (Explain) _____

Nature of Request _____

Date Delivered to Office _____ Signature _____

For Office Use Only

Date Received _____ Dated Assigned _____

Name Request Assigned To _____

Entered into Tops One Date _____ Follow Up Date _____

Closed Date _____

Office Notes _____
