

# VILLA DORADA

AT AVENTURA

Volume 9 Issue 10

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

February 2022

## IMPORTANT NUMBERS

**Management**..... 305-935-1454  
**All Ways Towing** .....954-496-6810  
**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](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.

## Some Upcoming Projects:

- Pressure washing exterior building facades and sidewalks
- Sanding and staining of pool showers
- Repair of pool leak
- Repair of Pool Heater
- Irrigation repairs
- Camera adjustments
- 5N roof
- 6W roof

## Some Completed projects:

- Repaired FOB system
- Extended letter of credit term date
- Roof Bldg 7N
- Drain in pool pump room
- Repaired light post with improper wiring
- Lined multiple plumbing units, reducing pipe replacement costs
- Repaired multiple roof leaks
- Repaired multiple wall leaks
- Elevator 8 was activated
- Bldg 5- achieved approval from city to proceed
- PH 14 project is started
- Updated outstanding checks received from AKAM
- Closed on over a dozen units purchased
- Assessing the decal system to avoid parking limitations
- Assessing FOB system access to avoid, Airbnb and unregistered tenants
- Started the violations process with residents
- AKAM left office early, trying still to finish filing and organizing.
- Reduced spending in contracts and unnecessary expenditures
- Changed Housekeeping company to achieve better standards
- Added answering service to add another layer of communication for residents
- Have successfully closed out about 47 of the 60 reported leaks in the community.
- Engineer ongoing 50-year evaluation of community to assess and cost out repairs
- Settled multiple litigations and demands from prior years.
- Negotiated new roof contractor
- Negotiated new Engineer
- Scheduling for all ongoing projects and repairs
- Established multiple means for community communications
- Reduced staff and some contracts to help control expenses
- Hired a new accounting company to fix accounting issues going back years.

## Try a Snow Ridge Ice Wine this Winter

Real icewine can only be made reliably every year in Canada and most years in Germany because it requires a very specific climate. The grapes have to stay on the vine until the winter, usually until Jan or Feb, where they freeze solid at -9 degrees Celsius (15 Fahrenheit). Until the grapes are harvested, they freeze and thaw repeatedly, and all of the flavors get concentrated, with a lot of the water lost. They are then pressed in a hydraulic press when they are still frozen solid. The water remains behind in the press as solid ice. What comes out is the essence, a thick syrup of the grape with tremendously concentrated flavors and sugars. When it's fermented, it makes this beautiful sweet dessert wine. When you smell and taste it, you're right away struck with its tremendously powerful aroma and flavor.



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