

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 18 Issue 5

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

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MANAGEMENT MONTHLY REPORT

Hello Residents,

It saddens me to inform you that Rodrigo Contreras (Eldorado Administrative Assistant) will no longer be with us here at Eldorado. He has chosen to do some traveling to several countries with his sister abroad and won't be back to Florida for some time. Many of you got to know him very well. I believe he will go very far in life for he was an exceptional employee who always treated everyone with respect and kindness. We wish him all the best and success in his travels. With that being said, we will be hiring another administrative assistant who will be with us in approximately two weeks.

In the meantime, Maria, our new admin assistant who has been with us for approximately two months will continue to help with the new applications of sales and leases, contractor's applications, aside from the very high volume of telephone calls and walk in of residents, contractors and realtors. We ask that you please be patient with us in getting back to you for our office is very busy at all times. I take this time to remind everyone that the Eldorado office closes the office every Wednesday from 2:30 PM to 4:30 PM in order to catch up with ongoing everyday duties. This is a temporary approach to catch up.

1. Management meets weekly, via zoom with the valet company and the security company to discuss any problems and/or security issues that may arise.

One major problem we are having is with packages. This week EMS security supervisors will be on site to do an inventory of all the packages we have in storage and implement a new work structure for packages. Any packages that we have in the storage room, that have been there for months, a notice will be sent out for the owners to pick them up. If packages are not picked up within a week after the notice has been sent, they will be returned back to sender.

2. Front Desk Security Guards have been given rules & regulations they must follow as to Duties, FOBs, Packages, Elevator Reservations, Move In/Outs, Towing, Booting of Cars, Residents/Guests sign in sheets, Contractors, Check Points, Roving, Parking Areas, etc.,

3. Contractors are now to report to the Front Desk. They are to show their ID, the guard will have them sign in a form that states their name, the unit they are working in, the owners name they are working for, etc. (All spaces must be filled out completely). The guard will fill out a daily pass for their vehicle which

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Management (cont. from page 1)

must be displayed on the dashboard. They will then report to valet who will inform them where they are to park. While this may be an inconvenience for many, it's the only way we can know who is suppose to be on the premises daily. A reminder to all owners, that all work that's being performed in the units must be approved by the Eldorado office and applicable work permits must be approve by the City of Aventura. Any work that does not have the proper paperwork filed with the Eldorado office or the proper permits will be stopped immediately.

4. We recently sent a notice in in reference to the storage rooms. Anyone who has items outside the bins must put them inside. We will be cleaning out the storage bins and any items that are found on the floors, will be discarded. This is a fire hazard and the fire department will be issuing fines to the Association if not taken care of.
5. We are scheduling to do extermination on all the common areas of the entire building. (Hallways, laundry rooms, garbage room, etc.) We are scheduling to have it done on Thursday, May 26, 2022. We will be sending a notice to advise residents of the date and time.
6. Just a reminder, the importance of enforcing the Rules & Regulations that Eldorado Towers has in place. Please keep in mind, that for a sometime rules and regulations have not been enforced. Unfortunately, some residents/renters and/or guests are taking it for granted that they can do as they please and it's not fair to those that do abide by the rules & regulations. This has to change if we want a better and secure place to live. In order to accomplish this, we need everyone's help and cooperation to abide by the rules & regulations.
7. **Just a few reminders of the Rules & Regulations:**
 - Please clean the lint off the dryers after each use and throw away in the garbage chute. Not in the sink or behind the machines.
 - Please do not leave unwanted furniture in the laundry rooms. The garbage company does not discard unwanted furniture. You can try donating the furniture to the salvation

army, Jewish federation or call 1-800-GOT-JUNK.

- Please do not throw or flicker your cigarette buds off your balcony. This can fall on someone's furniture and cause a fire, which has happened in the past.
- Please be kind enough to open and flatten your boxes before putting them in the recycling bin. The boxes take too much room and this creates too much problems of the overflow of boxes and is very unsightly.
- Please closed the umbrellas at the pool after using them. When left opened and there's heavy wind, this is what causes them to fly into the pool or breakage.
- When you finish using the lounge chairs, please flatten down the backs to prevent them from flying into the pool when there's heavy winds.
- Remember if you have more than 10 people as guests in the BBQ, you must call the office for reservations, proper forms must be filled out. This has become an issue lately. Be mindful of other residents using the BBQ's.
- Remember your FOB is only for your use, no one else. If we find that your FOB is given to another person it will be deactivated. FOB are \$40.00 and are only issued to persons that are registered to the unit. Illegal renting will be penalized for residents not properly screened and approved.
- Elevators for any deliveries must be reserved with the office (48) hours in advanced and a deposit of

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Management (cont. from page 2)

\$300.00 must be submitted plus a \$25.00 Fee (2 separate checks).

- Move In/Out - Can only be done on Monday's and Thursday's and elevator must be reserved with the office at least a week in advanced. At that time, we will let you know what days are available. (We cannot have 2 people moving in/out at the same time). The deposit of \$300.00 is required for any damages to the common areas and the fee is \$250.00 (2 separate checks).
- Water Shut-off are done only on Tuesday's and must be schedule with the office (48) hours in advanced. The fee for the Water Shut-off is \$125.00 – It will be scheduled once all the proper paperwork is filled out.
- Hurricane Season is soon approaching; When leaving your home for a long period of time please make sure all your furniture and everything is completely removed from your balconies. If you have Shutters, please make sure they are completely closed and secured. It is your responsibility to secure your home. Remember during a Hurricane we do not have enough staff on duty to do this for you and we must secure the building first.
- All service and emotional support dogs & cats must be registered and proper paperwork should be registered yearly with the office. We would appreciate if you can please use the service elevator and keep with you any whips and/or plastic baggies in case an accident should accrued.

These are only a few reminders. If everyone was to help and go the extra mile, we can protect your investment and make Eldorado a better and safer place to live.

Just a reminder: Greg mentioned at the Board meeting held on May 19, 2022 that you can now email any questions you may have to Marlen Zapata, who has been very kind to volunteer her time to help us, no later than a week before the Board Meetings.

Her email is: chamavx1@hotmail.com

At the following Board Meeting, we will have answers ready for you.

SPECIAL PROJECTS

1. Ness Carmel, - Drainage System:

The company continues to install the new drainage system. We know it has been hard and inconvenient for many of you during this construction period and with all the parking spaces that we have had to take away in order to complete

the area being worked on. Unfortunately, the city cannot help us with the parking situation. It's taking a longer time to complete the work because we can only do a portion at a time. In the garage area it's been difficult for the men to work because of the height of the ceiling. The second-floor parking is very low making it difficult to have the proper machinery to do the job faster. We ask that you please continue to be patient as we continue to have this project completed. When available they will continue to work on Saturdays.

2. Seawall: Case Marine:

The Engineer Gerald Zadikoff, Steve Martinez, Ness Carmel, Greg Salazar met with DERM to go over the Class 2 Permit and the requirements to finish the seawall. Derm is requesting that a filtration system be installed for the rainwater so that the water is filtered before it exits to the outfalls. At the Board Meeting that was held on Thursday, May 19, 2022, Steve from Ness Carmel, showed a diagram in reference to the drainage system filtration and how it works. He explained how all the drainage on the property is connected, starting with the Clubhouse Roof drains to the drains under the garage and finally where the water exits into the canal through the seawall outfalls. Once we

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Management (cont. from page 3)

connect the drainage and filtration system to the outfalls a punch list will be done by the Engineer and given to Case Marine in order to finish the seawall.

The Clubhouse Soffit has been repaired (including correcting some original deficiencies in the 1974 construction. Once the Clubhouse Roof has been completed, we will have the soffit painted to its original look.

3. Clubhouse Roof – Perfection:

The color for the finish/sealer is being ordered by the company, once received they will be out to finish part one of the job scope.

4. Front Project: Steve Martinez – Ness Carmel:

Gave an explanation and showed a diagram as to why we have to change the look of the front entrance porticos. Since the front drainage was not included in the front project, and this has to be done, they had to work with what we have budgeted for this project.

5. Robert Barreto – Architect for Ness Carmel:

Gave a presentation so that we can have an idea of what the new front entrance porticos will look like.

MAINTENANCE:

1. Replaced Wheels & Doors to Garbage Containers
2. Repairs were done to the garbage compactor and hydraulic cylinders and oil were replaced
3. The forklift is not charging causing the battery to burnt out – repairs is scheduled for 5/26/22
4. Crack Cast Iron Pipe from 4-809 down to 4-609 – Replace Pipe, and Sheetrock. This work takes 4 to 5 days to complete. (Breakdown, installation, cleaning, drywall, sanding, plastering and installing everything

back to its original form).

5. Crack Cast Iron Pipe from 4-403 down to 4-203 – Replace Pipe, and Sheetrock. This work takes 4 to 5 days to complete. (Breakdown, installation, cleaning, drywall, sanding, plastering and installing everything back to its original form).

6. Crack Cast Iron Pipe from 3-2510 down to 3-2410 – Replace Pipe, and Sheetrock. This work takes 4 to 5 days to complete. (Breakdown, installation, cleaning, drywall, sanding, plastering and installing everything back to its original form).

UPCOMING BOARD MEETINGS

Update coming soon – Thursday, June 16, 2022

Hola residentes,

Me entristece informarles que Rodrigo Contreras (Asistente Administrativo de Eldorado) ya no estará con nosotros aquí en Eldorado. Ha elegido viajar a varios países con su hermana en el extranjero y no volverá a Florida por algún tiempo. Muchos de ustedes llegaron a conocerlo muy bien. Creo que llegará muy lejos en la vida porque fue un empleado excepcional que siempre trató a todos con respeto y amabilidad. Le deseamos todo lo mejor y éxito en sus viajes. Dicho esto, contrataremos a otro asistente administrativo que estará con nosotros en aproximadamente dos semanas.

Mientras tanto, María, nuestra nueva asistente administrativa que ha estado con nosotros durante aproximadamente dos meses, continuará ayudándonos con las nuevas aplicaciones de ventas y arrendamientos y aplicaciones de contratistas, además del alto volumen de llamadas telefónicas y visitas sin cita previa de los residentes. contratistas y agentes inmobiliarios. Le pedimos que tenga paciencia con nosotros para comunicarnos con usted, ya que nuestra oficina está muy ocupada en todo momento. Aprovecho este tiempo para recordarles a todos que la oficina de Eldorado cierra la oficina todos los miércoles de 2:30 p. m. a 4:30 p. m. para ponerse al día con las tareas diarias en curso. Este es un enfoque temporal para ponerse al día.

REPORTE DE MANEJO:

1. La gerencia se reúne semanalmente, vía zoom con la empresa de valet y la empresa de seguridad para

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Gerente (viene de la página 4)

- discutir cualquier problema y/o cuestiones de seguridad que puedan surgir.
2. A los guardias de seguridad de la recepción se les han dado reglas y regulaciones que deben seguir en cuanto a deberes de los, FOB, paquetes, reservas de ascensores, mudanzas de entrada/salida, remolque, arranque de automóviles, hojas de registro de residentes/invitados, contratistas, puntos de control, itinerancia, zonas de aparcamiento, etc.,
 3. Los contratistas ahora deben presentarse en la recepción. Deben mostrar su identificación, el guardia les pedirá que firmen un formulario que indique su nombre, la unidad en la que están trabajando, el nombre de los propietarios para los que trabajan, etc. (Todos los espacios deben completarse por completo). El guardia completará un pase diario para su vehículo que debe mostrarse en el tablero de su vehículo. Luego informarán al valet, quien les informará dónde deben estacionarse. Sabemos que esto puede ser un inconveniente para muchos, es la única forma en que podemos saber quién se supone que debe estar en las instalaciones todos los días. Un recordatorio para todos los propietarios, que todo el trabajo que se realiza en las unidades debe ser aprobado por la oficina de Eldorado y los permisos de trabajo aplicables deben ser aprobados por la Ciudad de Aventura. Cualquier trabajo que no tenga la documentación adecuada presentada en la oficina de Eldorado o los permisos adecuados se detendrá de inmediato.
 4. Recientemente enviamos un aviso en referencia a los contenedores de almacenamiento. Cualquiera que tenga artículos fuera de

los contenedores debe ponerlos dentro. Estaremos limpiando los cuartos de los contenedores de almacenamiento y cualquier artículo que se encuentre en los pisos, será descartado. Este es un peligro de incendio y el departamento de bomberos emitirá multas a la Asociación si no se atiende.

5. Estamos programando para fumigar todas las áreas comunes del edificio. (Pasillas, cuartos de lavandería, cuartos de botar la basura, etc.) esto está programado para el jueves el 26 de mayo del 2022. Enviaremos un aviso para informar a los residentes sobre la fecha y la hora.
6. Solo un recordatorio, la importancia de hacer cumplir las Reglas y Regulaciones que tiene Eldorado Towers. Tenga en cuenta que, durante un tiempo, las normas y reglamentos no se han aplicado. Desafortunadamente, algunos residentes/inquilinos y/o invitados dan por sentado que pueden hacer lo que les plazca y no es justo para aquellos que cumplen con las reglas y regulaciones. Esto tiene que cambiar si queremos un lugar mejor y más seguro para vivir. Para

lograr esto, necesitamos la ayuda y cooperación de todos para cumplir con las reglas y regulaciones.

7. **Solo algunos recordatorios de las Reglas y Regulaciones:**

- Por favor limpien la pelusa de las secadoras después de cada uso y deséchelas en el vertedero de basura. No en el fregadero ni detrás de las máquinas.
- Por favor, no deje muebles no deseados en los cuartos de lavandería. La empresa de basura no desecha muebles no deseados. Puede intentar donar los muebles a la compañía de salvation army, la federación judía o llamar al 1-800-GOT-JUNK.
- Por favor, no arroje ni agite las colillas de su cigarrillo desde su balcón. Esto puede caer sobre los muebles de alguien y provocar un incendio, lo que ha sucedido en el pasado.
- Tenga la amabilidad de abrir y aplanar sus cajas antes de colocarlas en el contenedor de reciclaje. Las cajas ocupan demasiado espacio y esto crea

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Gerente (viene de la página 5)

demasiados problemas de desbordamiento de cajas y es muy antiestético.

- Por favor, cierre las sombrillas en la piscina después de usarlas. Cuando se dejan abiertos y hay mucho viento, esto es lo que hace que vuelen hacia la piscina o se rompan.
- Cuando termine de usar las sillas de piscina, aplane los respaldos para evitar que se caigan dentro la piscina cuando haya viento fuerte.
- Recuerde que, si tiene más de 10 personas como invitados en la parrillada, debe llamar a la oficina para hacer reservaciones, se deben llenar los formularios correspondientes. Esto se ha convertido en un problema últimamente. Tenga en cuenta que otros residentes tienen derecho de usar las barbacoas.
- Recuerda que tu FOB es solo para tu uso, nadie más. Si descubrimos que su FOB a sido entregado a otra persona, se desactivará. Los FOB cuestan \$40.00 y solo se emiten a personas que están registradas en la unidad. El alquiler ilegal será penalizado para los residentes que no hayan sido evaluados y aprobados adecuadamente.
- Los elevadores para cualquier entrega se deben reservar con la oficina (48) horas antes y se debe presentar un depósito de \$300.00 más una tarifa de \$25.00 (2 cheques por separado).
- Mudanza de entrada/salida: solo se puede realizar los lunes y jueves y el ascensor

debe reservarse con la oficina con al menos una semana de anticipación. En ese momento, le informaremos qué días están disponibles. (No podemos tener 2 personas mudándose de entrando/saliendo al mismo tiempo). Se requiere un depósito de \$300.00 por cualquier daño a las áreas comunes y la tarifa es de \$250.00 (2 cheques por separado).

- Los cortes de agua se realizan solo los martes y deben programarse con la oficina con (48) horas de anticipación. La tarifa por el corte de agua es de \$125.00. Se programará una vez que se complete toda la documentación adecuada.
- La temporada de huracanes se acerca pronto; Cuando salga de su hogar por un largo período de tiempo, asegúrese de que todos sus muebles y todo esté completamente retirado de sus balcones. Si tiene persianas de huracán, asegúrese de que estén completamente cerradas y aseguradas. Es su responsabilidad asegurar

su hogar. Recuerde que durante un huracán no tenemos suficiente personal de mantenimiento para hacer esto por usted y primero debemos asegurar el edificio.

- Todos los perros y gatos de servicios o apoyo emocional deben estar registrados y la documentación adecuada debe registrarse anualmente en la oficina. Le agradeceríamos que por favor utilice el ascensor de servicio y lleve consigo algunas toallitas de limpieza y/o funditas plásticas en caso de que se produzca un accidente de su mascota.

Estos son solo algunos recordatorios. Si todos ayudaran e hicieran un esfuerzo adicional, podemos proteger su inversión y hacer de Eldorado un lugar mejor y más seguro para vivir.

Otro recordatorio: Greg mencionó en la reunión de la junta directiva que se llevó a cabo el 19 de mayo del 2022 que ahora pueden enviar por correo electrónico cualquier pregunta que

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Gerente (viene de la página 7)

pueda tener a Marlen Zapata, quien ha sido muy amable al ofrecer su tiempo para ayudarnos, a más tardar una semana antes de las reuniones de la junta directiva. Su correo electrónico es: chamavx1@hotmail.com

En la próxima reunión de la Junta, tendremos respuestas listas para usted.

PROYECTOS:**1. Ness Carmel, - Sistema de drenaje:**

La empresa continúa con la instalación del nuevo sistema de drenaje. Sabemos que ha sido difícil e inconveniente para muchos de ustedes durante este periodo de construcción y con todos los espacios de estacionamiento que hemos tenido que quitar para completar el área en la que se está trabajando. Desafortunadamente, la ciudad no puede ayudarnos con la situación del estacionamiento. Sea llevado más tiempo completar el trabajo porque solo podemos hacer una parte a la vez. En el área del garaje ha sido difícil para los hombres trabajar debido a la altura del techo. El estacionamiento del segundo piso es muy bajo, lo que dificulta tener la maquinaria adecuada para hacer el trabajo más rápido. Le pedimos que continúe siendo paciente mientras seguimos completando este proyecto. Cuando estén disponibles seguirán trabajando los sábados.

2. Malecón: Case Marine:

El Ingeniero Gerald Zadikoff, Steve Martinez, Ness Carmel, y Greg Salazar se reunieron con DERM para repasar el Permiso Clase 2 y los requisitos para terminar el área del malecón. Derm está solicitando que se instale un sistema de filtración para el agua de lluvia para que el agua se filtre antes de que salga a los desagües de la pared del malecón. En la reunión de la Junta directiva que se llevó a cabo el jueves 19 de mayo del 2022, Steve de Ness Carmel, mostró un diagrama en referencia a la filtración del sistema de drenaje y cómo funciona. Explicó cómo se conecta todo el drenaje de la propiedad, comenzando con los desagües del techo de la casa club hasta los desagües debajo del garaje y finalmente donde el agua sale al canal a través de los desagües del malecón. Una vez que conectemos el sistema de drenaje y filtración a los desagües, el ingeniero hará una lista detallada con las cosas pendientes y se la entregará a Case Marine para terminar el malecón.

Se reparó el sofito de la casa club (incluida la corrección de algunas deficiencias originales en la construcción del 1974). Una vez que se haya completado el techo de la casa club, pintaremos el sofito a su aspecto original.

3. Techo de la casa club – Perfección:

La empresa está ordenando el color para el acabado/

sellador; una vez que lo reciban, saldrán para terminar la primera parte del alcance del trabajo.

4. Proyecto Frontal: Steve Martinez – Ness Carmel:

Steve dio una explicación y mostró un diagrama de por qué tenemos que cambiar el aspecto de los pórticos de la entrada principal. Como el drenaje del frente no estaba incluido en el proyecto del frente, y esto se tiene que hacer, tuvieron que trabajar con lo que tenemos en el presupuesto que se hizo para este proyecto.

5. Robert Barreto – Arquitecto de Ness Carmel:

Hizo una presentación para que podamos tener una idea de cómo serán los nuevos pórticos de entrada.

MANTENIMIENTO:

1. Se reemplazo las ruedas y puertas de los contenedores de basura
2. Se hicieron reparaciones al compactador de basura y se cambiaron cilindros hidráulicos y aceite
3. El montacargas no se está cargando y la batería se quemó; las reparaciones están programadas para el 26/05/22
4. Quietaron la tubería de hierro fundido del 4-809 a 4-609, porque se rajo. Se reemplazo la tubería y la pared. Este trabajo tarda de 4 a 5 días en completarse. (Demolición, instalación, limpieza, instalar la pared, lijarlo, enlucido e instalación todo de nuevo a su forma original).
5. Quitaron la tubería de hierro fundido de 4-403 a 4-203, porque se rajo. Se reemplazo la tubería y la pared. Este trabajo tarda de 4 a 5 días en completarse. (Demolición, instalación, limpieza, instalar la pared, lijarlo, enlucido e instalación todo de nuevo a su forma original).
6. Quitaron la tubería de hierro fundido de 3-2510 a 3-2410. Se reemplazo la tubería y la pared. Este trabajo tarda de 4 a 5 días en completarse. (Demolición, instalación, limpieza, instalar la pared, lijarlo, enlucido e instalación todo de nuevo a su forma original).

PRÓXIMAS REUNIONES DE LA JUNTA:

Actualización próximamente: jueves, el 16 de junio del 2022

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Memorial Day marks the beginning of the summer recreation season. It is also a time for accidents. Make sure that you and your family are safe this Memorial Day weekend by remembering these simple safety tips.

DRIVE SAFELY

More people will be on the road on Memorial Day weekend, making for congested roads and highways. Don't forget to always wear your seatbelt, and observe all posted traffic signs and speed limits. It is especially important for children to be in proper child safety seats in your car. And never drink and drive!

PLAY SAFELY

If you are going to be spending time near or on the water, don't forget to be safe. If you will be on a boat, wear a life jacket, follow all boating rules, and don't operate a boat while drinking. If you will be swimming, remember to swim with a buddy, swim only in safe water, and never dive into shallow water. All children should be supervised at all times around any type of water. If you will be spending any time in the sun, don't forget to use sunscreen and wear a hat.



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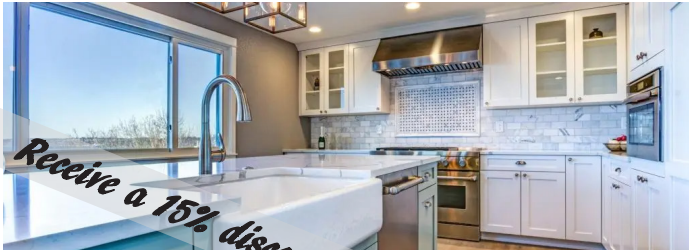
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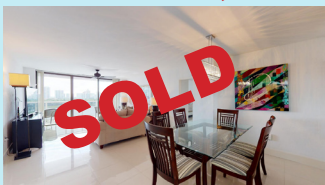
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