

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 19 Issue 9

September 2023



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

ASSOCIATION OFFICERS

President..... Marlen Zapata
Vice President Toby Biniasz
Treasurer Fabian Fuente
Secretary Viviane Jado
Director Stuart Diamond
Director Ilana Gross
Director Greg Salazar

Manager..... Teri Dattilio
Asst. Manager ... Sherri M. Burn
Exec. Asst. Joskar Blanco

IMPORTANT NUMBERS

Office..... 305 682-2100 Ext 0
Main (305) 682-2100
Lobby 3 (305) 682-2100-ext.18
Lobby 4 (305) 682-2100-ext.15

Published monthly at no cost for
Eldorado Towers by
Coastal Group Publications, Inc.
Contact CGP at (305) 981-3503 or
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newsletters or to get a free
newsletter for your property.

HELPFUL TIPS

From
Management

OFFICE HOURS



Monday, Wednesday & Friday: 8am – 4:30pm
12:30 – 1pm: Closed for Lunch

For a **QUICK** response, please email our Staff



Manage: Teri Dattilio - manager@eldoradotowers.com
Asst. Mgr: Sherri Burn - assistantmanager@eldoradotowers.com
Exec. Asst.: Joskar Blanco – execassistant@eldoradotowers.com



To Reserve the Elevator

You are **REQUIRED** to complete an
Elevator Reservation form and submit
the **REQUIRED FEES**

Without these items, deliveries will be **DENIED**.





- ✓ For a quick response to general questions, please email our staff.
 - **Executive Property Manager:**
Teri Dattilio manager@eldoradotowers.com
 - **Assistant Manager:**
Sherri Burn assistantmanager@eldoradotowers.com
 - **Executive Assistant:**
Joskar Blanco excassistant@eldoradotowers.com
- ✓ An Elevator Reservation form must be completed, and payment received for all deliveries.
- ✓ Be kind to your neighbors below, don't toss cigarette butts from your balcony.
- ✓ For all your Accounting needs contact Juda & Eskew at (954) 577-9848 or Email customerservice@homeownercpa.solutions
- ✓ Laundry Cards are \$7 and can be purchased in the Management Office.
- ✓ Water Shut downs are \$125 and can only be scheduled for Tuesdays.
- ✓ Purchase & Lease Applications are processed through **Tenant Evaluation** at www.tenantev.com – Enter Code 6025
- ✓ Contractor Packages must be completed and approved prior to your contractor starting the work.
- ✓ Only authorized vehicles are permitted to park in the covered parking garage. Anyone parked in an unauthorized space or does not display proper decals are subject to towing.
- ✓ The Management Office Hours are:
 - Monday, Wednesday and Friday: 8:00 am - 4:30pm (12:30-1pm Closed for Lunch)
- ✓ To Contact the Board of Directors, please email: board@eldoradotowers.com



FROM YOUR ON-SITE SPECIALIST BUYING, SELLING AND LEASING

WHATEVER SHE LISTS TURNS TO SOLD



FEATURED UNITS:

JUST LISTED: Bldg 4 #406 choice line
FOR RENT: 2/2 Corner Unit \$3900 Monthly
JSUT SOLD: Unit 602 . 2/2 Furnished! Covered Parking. Reduced for quick sale \$295k
JUST SOLD:
 2106 2/2 Offered at \$375k
 2606 2/2 Offered at \$399k
 904 2/2 Offered at \$349k

Call for a **FREE EVALUATION** of your Property! No obligation.

FROM YOUR ON-SITE SPECIALIST

Heather Lopez

REALTOR-ASSOCIATE®

786-390-7586

INTERNATIONAL DIAMOND SOCIETY AWARD
 Heatherlopez72@gmail.com • <http://www.heatherlopezhomes.com>



RESIDENTIAL REAL ESTATE, INC.
 20803 Biscayne Blvd.
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 Aventura, FL 33180



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- ✓ Listings
- ✓ Rentals
- ✓ Property Management

RAYMOND JAMES of Aventura

мы говорим по русски
אנחנו מדברים עברית
Nosotros hablamos Español
מיר רעדן יידיש
Falamos Portugues



- | | | |
|-------------------------------|--------------------|--------------------------|
| Financial & Estate Planning | Saving for College | Domestic & International |
| Investments & Risk Management | Insurance | Customized Solutions |
| Pension/Retirement | Lending Solutions | |

It's been our privilege for more than 55 years to support the goals of our clients and to give back to the communities in which we live and work – and we look forward to continuing to do so for many, many years to come. To take a "scroll" down memory lane, explore our history at RAYMONDJAMES.COM.

CALL TO SET UP AN APPOINTMENT TODAY!

18851 NE 29th Ave, Suite 407 | Aventura, FL 33180
 Direct: 305-466-4655 | Fax: 866-522-9641 | Toll Free: 800-731-6121
<https://www.raymondjames.com/rjamiamic/aventura.asp>

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Discarding Boxes

When discarding your Boxes, **ALWAYS** break them down **FIRST** before putting inside the dumpster.

DO NOT LEAVE BOXES OUTSIDE THE DUMPSTER. VIOLATORS WILL BE FINED.

WRONG WAY



CORRECT WAY



PATRICKJAIMEZ PA

Mobile (786)-277-7355

patrickjaimez@gmail.com



Hablo Español / Falo Português
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THINKING OF BUYING OR SELLING?

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TRUST the advice of a professional.

When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

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INSURANCE COMPANY!!

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RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



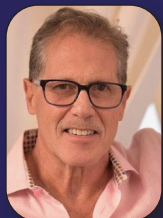
**GOT PROPERTY DAMAGE?
GET HELP NOW!**

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.

Room Board License #P16324

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LET ME HELP YOU FIND YOUR DREAM HOME !

MARTHA J LARA, P.A.

C. 786.286.9348

marthaj@kw.com

southfloridalifestyle.kw.com



YOUR NEIGHBORHOOD REALTOR
Fluent in English & Spanish



CONGRATULATIONS



Vivian Aponte Blane

KEYES AVENTURA OFFICE
#1 TOP PRODUCER AGENT OF THE YEAR

Vivian Aponte Blane, PA

MBA International Marketing Relocation Specialist
CERTIFIED International Specialist • Keyes Luxury Division

VivianAponteBlane@yahoo.com
English, Spanish, Italian and French



OPEN QR CODE
TO KNOW HOW
MUCH YOUR
HOUSE IS WORTH



Building IV - Unit 803
\$280,000 2/B/2B

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NOW MORE THAN 75 UNITS SOLD IN ELDORADO



Building III - Unit 1609
\$400,000 2B/2B



Building III - Unit 1109
\$385,000 2B/2B



Building III - Unit 2605
\$340,000 1B/1.5B



Building III - PH 2
\$373,900 2B/2B. Rent: \$2,850

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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

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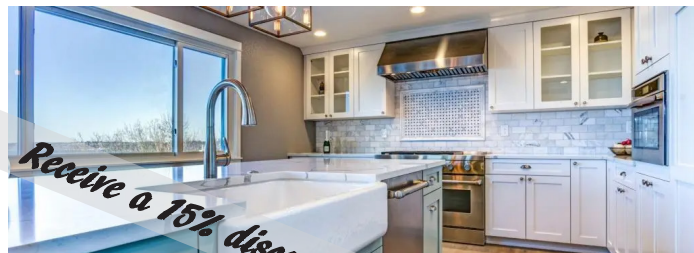
REMODELING • INSTALLATIONS

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



PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
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