

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 19 Issue 10

October 2023



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

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Exec. Asst.Joskar Blanco

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MESSAGE FROM MANAGER

The Association is undergoing a lot of improvements, some more visible than others. Currently we are working on completing the drainage project to the rear of both buildings. The work is about 90% complete and we hope to have this project done in the next month or so.

There are some concerns with the asphalt in the garage and we are working with a contractor to make sure that this work is completed to the satisfaction of the association before we make the final payment.

The seawall work is completed however, there are some items that need to be touched up by the contractor and the oversight committee is working directly with the contractor to make sure this gets done.

The seawall also needs to have some penetrations made in order for the drainage project to connect to the seawall and both contractors are working hand-in-hand to make sure this project is completed properly and effectively.

Next year the 50-year certification of Eldorado Towers is due by the city of Aventura. Therefore, the Engineering firm of BP Taurinski was hired to do the initial inspections of both buildings for common areas, units and balconies. Over the next month or so, this lead Engineer will be evaluating the properties conditions as well as entering units to evaluate balconies, etc. so the final inspection report can be made and issued to the city. Once the inspection report is complete, the findings will be issued to the Board of Directors and bid specifications by the Engineer will be submitted and issued to qualified contractors.

Once the bid specifications are received by the Board of Directors, they will have an open meeting where they will go over the bids with the Association, and or Engineer, and select the contractor who will be responsible for the restoration of your buildings.

BP Taurinski was also hired by the Association to complete the inspection of the pool and pool deck, and to prepare the specifications for the work as well. In addition to those projects, BP Taurinski will be evaluating the parking garage and upper parking deck to see if there are any deficiencies or any work that needs to be completed in those areas.

Continued on page 2

Message from the Manager (cont. from page 1)

This means BP Taurinski has three sets of projects. They are responsible for and will be completing them all at the same time. This does not mean that we will be doing the work all at one time. Most likely this work will begin in phases and as we get closer to the start dates for this work, Management will inform the residents accordingly.

We are also aware of doors and electrical issues throughout the building. There are some doors that we are repairing that continue to have issues and we are working with the service providers to get this corrected. We ask that you please be patient.

In addition to the doors and electrical issues, we are also aware there are numerous lights out in the garage and the front of both buildings. The lighting cannot be repaired by our in-house Maintenance team as most of the work is due to bad wiring in the ground or underneath the garage. We have contacted the electrical engineers and electricians who work with our Association to find the root of the problem, and then provide resolutions once and for all.

We are aware that your Association has roofing issues and the Engineer will be evaluating the roofing systems and give a full report to the Board of Directors.

As you may know the pool and jacuzzi as well as the barbecue grills have not been working for some time. This is because there was a pipe break in the gas line that serviced all three items. To make sure we were doing our due diligence, we were also required to check for any additional leaks to our gas supply line and this took two weeks to complete

We tried to obtain as many bids for this work as possible, as it was not a cheap fix. We have found a company to fix and replace the broken section of pipe and this repair should be happening in the next week or so. Please be patient as we are hearing your concerns and doing our best to try to remedy the situation as quickly as possible.

We appreciate your emails as they help us facilitate issues throughout your building, and as we receive them, we work our best to incorporate them accordingly.

Recently we passed our elevator inspections. This is good news as you

have not been able to successfully pass your elevator inspections for almost 2 years,

Although we continue to have elevator issues, we are trying to find resolutions. I have asked for a two-year service report to be sent to me to identify the core issues for the elevator malfunctions. Not all elevator malfunctions are due to elevator mechanics. Many times, elevator malfunctions are due to people placing items in the elevator track which prevents the elevator from moving appropriately and sets off sensor alerts, which stops the cab from working until they are reset by the elevator service team. After a full evaluation of the service call list, we will be able to better identify the root cause of all of the elevator shutdowns.

We recently did an electrical inspection as required by your association’s insurance company. The report has been submitted to the Board of Directors and we are working with our electrician to get proposals for all of the required repairs. This report has been submitted to your insurance company for compliance,

Your Association has had numerous fire code violations going on for almost 6 years. We are proud to announce that we have resolved 95% of these violations and are working on the few remaining violations so that your building can be cleared, and this report sent to your insurance company.

Many residents have complained that rules and regulations are not being followed by those living in the building. We

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Message from the Manager (cont. from page 2)

have re-implemented and are strictly enforcing the rules and regulations of the Association. Recently the Board approved over 50 violations to go before the Grievance Committee, and if upheld by the Committee, these fines will be imposed against the unit owners.

We are hoping the unit owners will take this seriously, and start to abide by the rules set forth by the Association, so that harmonious living can be enjoyed by all.

We know there is a lot going on at your Association, and we know that there are many frustrations although you do not see everything going on, rest, assured, there is a lot going on behind the scenes in the Management, office and through the assistance of your Board of Directors

We are working as quickly and efficiently as possible to try to resolve as many of the backlog issues that have been unresolved at your Association for many years.

We continue to improve El Dorado and we are hoping that we can achieve much more in the upcoming months.

Thank you

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2. Security Deposit for Elevator (*refundable*) . \$500.00
3. Move in/out fee \$300.00
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5. Condo Docs (pdf) \$25.00
6. Fobs \$40.00
7. Laundry Card \$7.00
8. Application Fee (per person or married couple) \$150.00
9. Contractor Application Processing Fee \$25.00
10. Contractor Deposit (*refundable*) \$1000.00
11. Floor covering fee (per week) \$120.00
12. Floor covering (per day) \$35.00
13. Water shut off (per line) \$75.00
14. AC shut off \$125.00
15. AC Thermostat Re-Set Fee \$50.00
16. Party Room Fee \$500.00
17. Party Room Deposit (*refundable*) \$1000.00
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SUNDAY NOVEMBER 5, 2023



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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✓ 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

execassistant@eldoradotowers.com

✓ AC shutdowns are \$125 and can only be scheduled on Wednesdays.

✓ Water shutdowns are \$125 and can only be scheduled on Tuesdays.

✓ All cardboard boxes must be broken down and brought to the dumpster for disposing.

✓ Contractors must lay protective covering on the hallway floors when conducting work inside units.

✓ No household items or trash may be discarded in the laundry rooms.

✓ Eldorado Towers Condominium is a NO PETS building.

✓ Owners with Emotional Support or Service animals are required to take their animals to grass areas for animals to relieve themselves and MUST clean up after your dog's poop.

✓ 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 & Friday 8am-4:30pm (12:30-1pm Closed for Lunch).

✓ To Contact the Board of Directors, please email: board@eldoradotowers.com

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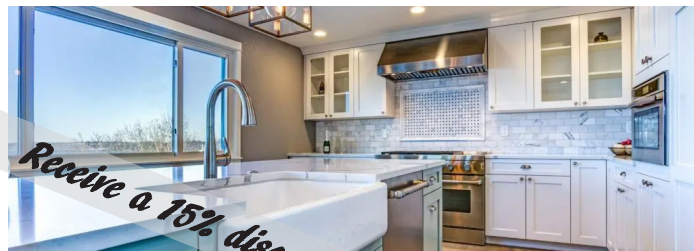
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