

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 19 Issue 11

November 2023



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

ASSOCIATION OFFICERS

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Vice PresidentToby Biniasz
TreasurerFabian 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

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Greetings to Everyone at Eldorado Towers!

As we head into the end of the year; I would like to say welcome back to our snowbirds and welcome to our new residents!

We had a challenging year; as we all knew it would be and we still have a long way to go however I think everyone can see a few good changes as well.

Even though I realize nothing is perfect; we are all working hard to do our best for our community. The Board of Directors are working to make Eldorado great again.

Teri our Manager and her office staff Sherri and Joskar have been hard at work and are making a lot of progress in the office which shows with in our building maintenance, insurance, procedures, staff and many other items.

Roger and his team also have their plate full and working diligently.

We; as a Board, are homeowners first then neighbors and while it's important to uphold the Associations rules and regulations – we all want to live in harmony with our neighbors.

That being said; we all wish everyone a safe and Happy Holiday...



MANAGER’S REPORT

Work continues at Eldorado at a steady pace. As you may know, we have started on unit inspections for the balconies of building three (3625).

Every Tuesday and Thursday the Engineer along with Security are evaluating five floors at a time. During this inspection, they are looking for any anomalies, and/or construction issues that need to be addressed as part of the 50-year recertification of our buildings. Once building three inspections are complete, they will move onto building four (3675)

Once the inspection reports are received by the Association, the Engineering team will work diligently to come up with the specifications that we can send out to contractors so the Board can select a vendor and work can begin as part of the recertification.

The parking deck, garage, pool and pool deck are also in need of repairs. Those will happen in different phases to allow adequate time and staffing of contractors to get to various needs. This means it will most likely be a master plan developed by the Engineering firm that will outline all of the Association’s needs, and the phases in proper order in which to achieve a final completion.

Many of the air-conditioning issues have been resolved. We are looking into any future needs for the cooling towers in obtaining prices for those as well.

You may have noticed that most of the door repairs have been made; there are a few that remain, and we are working as quickly as possible to have those completed.

This week the gas pipe replacement team was on site to start working on the repairs needed to the pipe where we recently had a gas leak. As you know, the gas was shut off because of a major leak almost 6 weeks ago. It took some time to obtain bids from contractors, as well as find someone willing to make the repair as this was not a large project and there were several companies that did not have the time to bid. The company is on site now and is working to have the repairs completed, hopefully, by the end of the week. Once completed and the pipe checked to make sure there are no leaks, the gas will be returned, and the hot tub, pool and barbecues will be back to proper working conditions.

We received many notifications from owners that they were unhappy with Housekeeping, and we are working with the housekeeping team to improve services. You may have noticed recently that the tile and marble floors were



all polished as well as a deep cleaning to all carpets in all common areas. There is a lot of work that needs to be done to the laundry rooms and we are working to get this done as quickly as possible.

Owners also indicated; they were upset that there were no garbage cans in the laundry rooms. We have started to place garbage cans in each of the laundry rooms and soon all laundry rooms will have a garbage can.

We ask that each resident check the lint trap on the dryer’s when they are doing laundry, and to place the lint and any other garbage in the garbage cans. Please do not leave trash or other household items in the laundry room as this requires time for the cleaning staff to remove items and take them to the dumpster, preventing them from their ordinary tasks for the day .

In order to approve the exterior appearance of the building, we have replaced some areas with new sod and are working with the Housekeeping team to pressure wash on a regular basis the front of each entranceway.

We hope that residents are noticing the changes at Eldorado and we are looking forward to improving your Association month by month.

Thank you. Teri Dattilio

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Friendly Reminder

- ✓ Prior to discarding boxes, it is required they are broken down before throwing in the dumpster.
- ✓ This is community living, remember to keep the noise level down as to not disturb your neighbors.
- ✓ Management must have copies of all unit keys in the event of emergencies.
- ✓ For all your Accounting needs contact Juda & Eskew at (954) 577-9848 or Email customerservice@homeownercpa.solutions
- ✓ Issues with your cable or internet: call Breezeline at (888) 536-9600.
- ✓ Purchase & Lease Applications are processed through **Tenant Evaluation** at www.tenantev.com – Enter Code 6025 Please allow up to 30-days for processing applications.
- ✓ Planning to move in or out? All move in/out are scheduled Mondays & Thursdays.
- ✓ 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
- ✓ 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).

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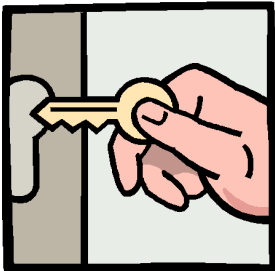
INSPECTION NOTICE

Inspectors have started entering units Tower 3 on Tuesday's & Thursday's to check balconies and the surrounding areas as this is **MANDATORY** for our 50-Year Recertification per the City.

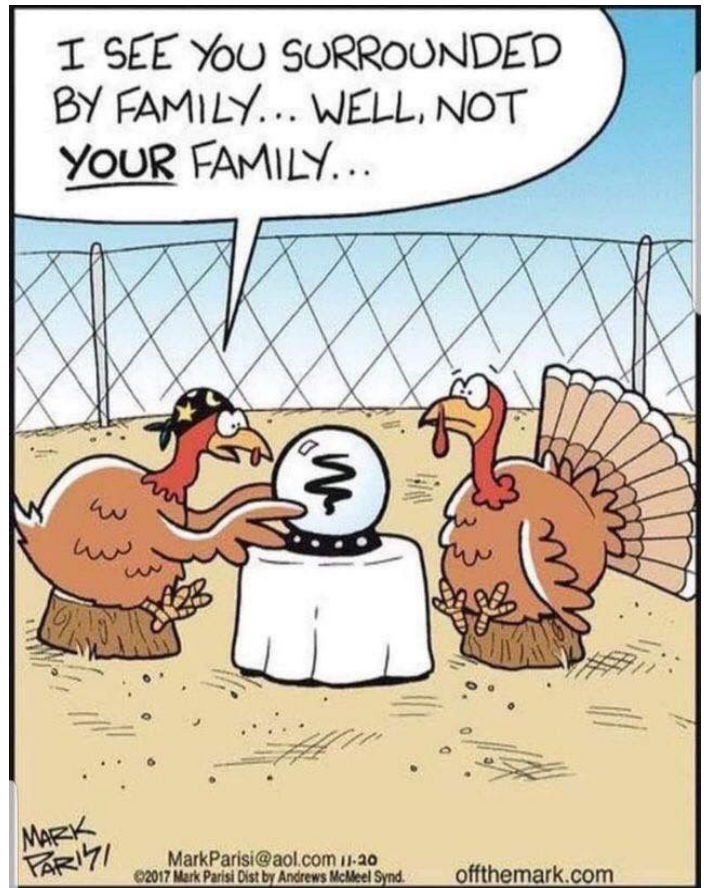


The Engineers started on the PH floor and continue to work their way down.

It is **NOT** necessary for you to be home during this time. The Inspectors will access each unit and be accompanied by a Security Guar



It is imperative that the Management Office have a key to every unit. If not, owners **MUST** provide a key. As a reminder, If, there is no key on file and you are not home, a locksmith will re-key the lock and owners will incur the expense.




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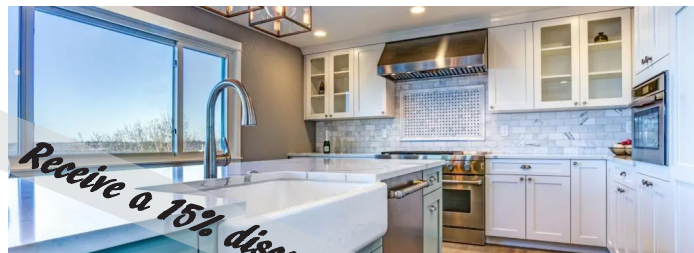
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