

# Eldorado Towers

*A Newsletter for the Residents of the Eldorado Towers Condominium*



Volume 19 Issue 12

December 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

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# ANNUAL MEETING

Eldorado Towers Annual Election is scheduled for **January 25, 2024**. Unit owners should have received the First Notice by now. If you did not receive your notice, you can pick one up at the Front Desk of your building. If you are planning on running for the Board, the deadline to submit your **“Notice of Intent”** along with your Information Sheet is on or before December 21, 2023. It is important to carefully read the requirements if you are planning on submitting your candidacy form.

# WE ARE CLOSED FOR THE HOLIDAYS



In observance of the upcoming holidays, the Management Office will be closed the following days:

Monday, December 25<sup>th</sup>  
Monday, January 1<sup>st</sup>

Wishing Everybody a Happy Holiday & Happy New Year!

# HAPPY NEW YEAR!

# MANAGER'S REPORT



## Happy Holidays!

*Greetings to Everyone at Eldorado Towers!* We hope everyone had a wonderful Thanksgiving holiday!

Another year has passed, and it's definitely been a challenging year, but there is some light at the end of the tunnel and we have accomplished quite a bit, for starters, the balcony inspection is half way complete. We have just completed tower 3 (3625) and have recently started tower 4 (3675). Just to reiterate from my last report, once the inspection reports are received, the Engineering team will be working on specifications to send out to contractors as part of the recertification.

By the time you are reading this, you will have noticed that our lobbies have been decorated for the holidays by a few of our Eldorado residents who have graciously volunteered their time. We hope everyone enjoys it! Now that we are moving towards the *year end holidays*, everyone is probably busy making plans and preparations with family and friends.



In keeping up with the holiday spirit, we have recently sent out a "*Staff Appreciation*" notice to all the residents. If anyone would like to express appreciation in the form of a monetary donation to our hard-working employees, you may make your check payable to Eldorado Towers and place your check in the lockbox outside the Management Office where all funds will be evenly dispersed amongst the employees.

It is also that time of year that your Annual Elections are just around the corner. The 1<sup>st</sup> Notice of the Meeting was mailed on November 21st. Many of you should have received it by now. The Annual Meeting is scheduled for Thursday January 25<sup>th</sup> at 7pm in the Clubhouse. Anyone that is interested in running for the Board must submit their candidacy form on or before December 21,2023.

*Lastly*, on behalf of myself and the entire Eldorado Staff, we would like to wish everyone a very happy holiday and happy New Year!



- ✓ Keep your laundry room neat and clean. Remove lint from dryer after each use.
- ✓ Do NOT feed the birds from your balcony.
- ✓ This is a NO PETS building. All Service and Emotional Support Animals must be registered with Management.
- ✓ Issues with your cable or internet: call Breezeline at (888) 536-9600.
- ✓ Purchase & Lease Applications are processed through Tenant Evaluation at [www.tenantev.com](http://www.tenantev.com) – Enter Code 6025 Please allow up to 30-days for processing applications.
- ✓ Residents with rental vehicles that need parking decals after business hours, see Security for a temporary pass.
- ✓ For a quick response to general questions, please email our staff.

### Executive Property Manager

Teri Dattilio [manager@eldoradotowers.com](mailto:manager@eldoradotowers.com)

### Assistant Manager

Sherri Burn [assistantmanager@eldoradotowers.com](mailto:assistantmanager@eldoradotowers.com)

### Executive Assistant-

Joskar Blanco [execassistant@eldoradotowers.com](mailto:execassistant@eldoradotowers.com)

- ✓ The "covered parking area" are "Deeded" spaces. If there is an unauthorized vehicle in your space, *contact Security*. Unauthorized vehicles parked in the covered parking area will be towed.
- ✓ The Management Office Hours are: Monday, Wednesday & Friday 8am-4:30pm. (12:30-1pm Closed for Lunch).



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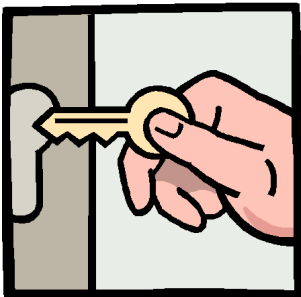
# INSPECTION NOTICE

Inspectors have started entering units to Tower 4 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 Guard.

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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It is the responsibility of Eldorado residents to register your vehicle in the Management Office during office hours. Residents will receive a "temporary parking pass" that is valid 2-3 days. Residents are required to see Front Desk Security of your building and ask for their permanent parking decal.



A Security Guard is instructed to affix the decal on the rear windshield of your vehicle.

Without proper identification on the vehicle, vehicles are subject to towing without notification. Owners will be responsible for towing charges.

### WRAP IT UP!

Have you noticed that wrapping a gift can cost more than the gift itself? There are some ways to cut the cost of gift-wrapping. Try these tips this holiday season!



- Brown paper bags can be decorated with stamps, markers, or paint. Tie the top with yarn or raffia.
- Make the wrapping part of the present itself. Wrap a gift of clothing in a pretty scarf and tie it with a hair ribbon. A purse or small bag could hold another smaller gift. Use a tablecloth or towel to wrap up a gift. Check thrift shops for old tins, hatboxes, or fabric remnants that would make great gift containers. Baskets make great gift holders.
- Use curling ribbon instead of other bows or ribbon. It is cheaper and can give a wrapped gift a very festive look. Make tags by cutting up holiday cards from the year before. Finally, buy your wrapping paper for next year at the after Christmas sales this year. You can save up to 75% off. Place it in a plastic bag to keep it clean and dry.

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9AM-1PM

**Building 3**  
1<sup>ST</sup> Tuesday of the month  
PH floor – 14<sup>th</sup> floor

**Building 4**  
2<sup>nd</sup> Tuesday of the month  
PH floor – 14<sup>th</sup> floor

**Building 3**  
3<sup>rd</sup> Tuesday of the month  
12<sup>th</sup> floor to 1<sup>st</sup> floor

**Building 4**  
4<sup>th</sup> Tuesday of the month  
12<sup>th</sup> floor to 1<sup>st</sup> floor



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**FOR SALE!**

**Building III - Unit 2604**  
**\$389,000 2B/2B**



**FOR SALE!**

**Building III - PH 2**  
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Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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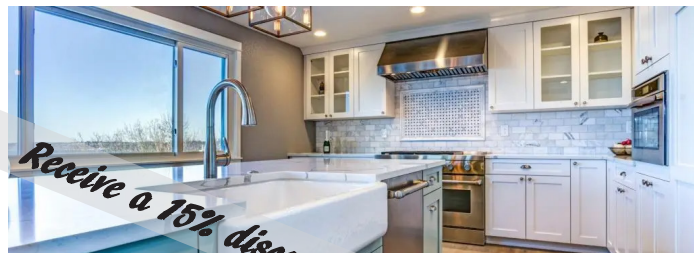
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