

# Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 20 Issue 1

January 2024



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  
[www.cgpnewsletters.com](http://www.cgpnewsletters.com)  
to advertise in one of our  
newsletters or to get a free  
newsletter for your property.

## Reminders to Ensure A Better New Year

- ✓ Eldorado Annual Elections will be held on January 25<sup>th</sup> 2024 in the Clubhouse.
- ✓ Keep your laundry room neat and clean. Remove lint from dryer after each use.
- ✓ Do NOT dispose your household trash into the laundry room's trash container.
- ✓ This is a NO PETS building. All Service & Emotional Support Animals must be registered with Management.
- ✓ For all your Accounting needs contact Juda & Eskew at (954) 577-9848 or Email [customerservice@homeownercpa.solutions](mailto:customerservice@homeownercpa.solutions)
- ✓ Issues with your cable or internet: call Breezeline at (888) 536-9600.
- ✓ We are no longer using Tenant Evaluation to process Purchase & Lease applications. Please email [assistantmanager@eldoradotowers.com](mailto:assistantmanager@eldoradotowers.com) for these items.
- ✓ Anyone that does not have a parking decal affixed to their car must request one from Management or see Security for a temporary pass.
- ✓ There is 10% rental capacity. Owners who purchased their units after 2009 who wish to rent must receive prior approval from Management.
- ✓ 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).

2024  
Happy New Year

# PRESIDENT'S MESSAGE



New Year; New Beginnings!

To all my fellow owners and residents; as 2024 starts, I see many opportunities to continue the long journey of continuing to work on improving our community.

Times have been very difficult but with each new day; we all have the opportunity of making things happen.

Soon; we will have a new Board and I ask everyone to receive them with positive energy, open to getting to know your Board and please volunteer for committees, your community or even ideas and share your skills for Eldorado.

Thank you to everyone for their generosity with the staff; whether monetary or gifts, it was very much appreciated!

I wish you all the very best this New Year and I strongly believe WE can Make Eldorado Great Again!

Kind Regards,  
Marlen

# ONLINE OR BANKING SERVICE PAYMENTS

Attention Eldorado Towers Unit Owners



All maintenance / special assessments should be mailed to our accounting firm **JUDA & ESKEW**.

If you are paying via Online / Banking Services please inform your bank to change the mailing address to reflect Juda & Eskew at their PO Box address as some payments are still coming to the Management office.

Eldorado Towers Association  
C/O Maintenance Assessments  
P O Box 189115  
Plantation FL 33318-9115



As a reminder.....have your bank reference your bldg. and unit number on your check to ensure payments are properly applied to the correct unit.

## FROM YOUR ON-SITE SPECIALIST BUYING, SELLING AND LEASING

### WHATEVER SHE LISTS TURNS TO SOLD



**HOT! HOT!! MOVING SALE!!!**  
Reduced: \$339k. Make an offer Today!  
2/2, 1092 SqFt. The preferred line in the bldg. All rooms lead out to a huge balcony overlooking the **Turnberry PGA Golf**  
**RENTAL: 2/2 Corner unit, renovated \$3900**

**Recently Sold:**  
High \$415k | Low \$319k | Median \$369k

**Recent Stats: 17 Sold.**  
Averages: \$360 Per/Sq Ft. 109 Days On Market. List Price \$357k. Sales Price \$319k

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.  
Suite 102  
Aventura, FL 33180



- ✓ Sales
- ✓ Listings
- ✓ Rentals
- ✓ Property Management

We offer a variety of services and treatments, exclusive 1 on 1, in the comfort of your own home.

**B C O T ASSESSMENT & SERVICES**  
**PHYSICAL & OCCUPATIONAL THERAPY**  
Are you suffering from **Back Pain, Poor Balance or Weakness?**

- Ultrasound and Massage for Pain Management
- Balance & Vestibular Therapy
- Cardiac, Neurological and Senior Rehab
- Relaxation Techniques
- Protective Equipment Protocols

**THERAPY IN YOUR OWN HOME**  
Licensed Medicare Provider FL8318



**BRIAN CAITS**  
**(954) 328-1505**

7441 Wayne Ave  
PARKVIEW POINT - #15B



Call Now!  
Rosa Jacquelin  
(786) 239-1283

*Love Where You Live!*

Video Tour: [www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)

**PARKING SPACE  
FOR RENT**

(212) 662-6308  
Building 3





**Mobile (786)-277-7355**  
**patrickjaimez@gmail.com**

**COLDWELL BANKER**  
**GLOBAL LUXURY**

PATRICKJAIMEZ PA

Hablo Español / Falo Português  
Selling Real Estate for over 20 years!

**THINKING OF BUYING OR SELLING?**  
*I CAN HELP. I AM AT YOUR SERVICE.*  
*Get Honest Experienced Help Buying or Selling your Home.*

**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.

**Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.**

**BIG  
Thank You!**

Your management team would like to take this time to express our sincere gratitude in thanking everyone for the Holiday Fund contributions via the budget and a **VERY SPECIAL THANK YOU** to those of you who went **ABOVE & BEYOND** for their extra contributions!

*Muchas Gracias!*

**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

*CALL US BEFORE YOUR INSURANCE COMPANY!!*

**(305) 396-9110**  
**STELLARADJUSTING.COM**




**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!**

MENTION THIS FLYER FOR FREE POLICY REVIEW

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.

Rami Boaz License #P17524

**ANNUAL MEETING**



**JANUARY 25, 2024**  
at 7:00 PM in the Clubhouse  
to be followed by the Organizational Meeting

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
NEW PATIENT SPECIAL \$79  
(D0210, D0150, D1110)

9456 HARDING AVENUE SURFSIDE, FL 33154 305-866-2626  
4011 WEST FLAGLER ST, SUITE 506 MIAMI, FL 33134 305-643-1444

dredyaguerrads@gmail.com  
**WWW.DENTISTSURFSIDE.COM**



## MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

### CONDOMINIUM SPECIAL ASSESSMENTS PROGRAM PROGRAM OVERVIEW

This Program will assist owner occupied condominium homeowners with limited finances, address special assessment requirements associated with rehabilitation/repairs as a result of applicable building integrity recertification requirements. Surtax funds will be in the form of a loan and the annual household median income may not exceed the maximum limit of 140% as indicated in the Miami-Dade County income limit chart. Loan terms will be structured so as to mitigate the financial burden on families while recognizing the need to ensure compliance with the Surtax program. **A description of the work to be done and/or the Scope of Work will be required to determine the loan assistance.**

The applicants are selected on a first come, first served basis. Please complete the enclosed forms and return by mail or hand deliver; **e-mailed applications will not be accepted.**

### REQUIRED DOCUMENTATION

1. Valid Florida driver's licenses or State ID card for adults
2. Warranty Deed, Quit Claim Deed or other evidence of ownership of the property
3. Last four paystubs, unemployment compensation, valid social security award letter and evidence of pensions, child support/alimony payments; if applicable
4. Copy of social security cards for applicant and co-applicant only
5. Proof of US citizenship or current permanent legal residency
6. Most current 3 months bank statements for all accounts; must reflect monthly balances
7. Mortgage payment must be current and provide copy of current mortgage statement. (No Coupons accepted) Copy of current HOA Fees
8. Birth certificates for all household members regardless of age. No birth cards accepted.
9. Last 2 years Federal Income Tax Returns including W-2s, all pages and schedules.
10. Current SSA-1099 form
11. Proof of hazard insurance, flood insurance; if applicable.
12. Copy of last utility bills (electric and water bill)
13. Copy of Discharged Bankruptcy including all schedules and pages; if applicable
14. Divorce Decree and/or Death Certificate; if applicable

For more information regarding the loan process and terms please contact PHCD, Shawn Topps at 786-469-2209.



### HEAR IT FOR YOURSELF!

Recent technology has revolutionized how Hearing Aid Specialists can resolve hearing loss. On your first appointment, we will demonstrate cutting edge technology, and how it can impact how well you hear - whether it be a noisy environment, or the quiet of your home. We will also show you the power of Bluetooth and devices that work with your phone to improve your hearing.



**Melanie Plotkin, H.A.S.**, Hearing Aid Specialist

**Javier Benitez, HAS, BC-HIS**, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences



Scan me to find our nearest office & to request an appointment online.

## CALL US TODAY! (888) 272-9589

19046 NE 29th Avenue, **Aventura**  
222 95th Street, **Surfside**

[www.HearAgainAmerica.com](http://www.HearAgainAmerica.com)

**BRING IN THE NEW YEAR WITH BETTER HEARING!**

**Get fully digital Rx Hearing Aids with LIFETIME SERVICE starting at**

**\$1495** *per pair*

**Upgrade your health with Rx hearing devices that last all day long!**

Starkey's **Genesis AI** hearing aids feature a waterproof design & rechargeable battery than can last up to 51 hours on a single charge.‡

**Get \$1000 OFF** your purchase of a new pair of Genesis AI hearing aids.\*



\*Cannot be used on prior purchases or combined with another discount.

**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



**FOR SALE!**

**Building IV - Unit 2022**  
**\$409,000 2B/2B**

Professional, Knowledgeable, & Superior Service  
*"No one's more qualified to handle your real estate needs than your neighbor"*

**I am the expert call me: 305-778-8947**

NOW MORE THAN 75 UNITS SOLD IN ELDORADO



**FOR SALE!**

**Building III - Unit 1609**  
**\$398,000 2B/2B**



**FOR SALE!**

**Building III - Unit 1109**  
**\$375,000 2B/2B**



**FOR SALE!**

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



**FOR SALE!**

**Building III - PH 2**  
**\$373,900 | Rented for: \$2,500**

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

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### 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
  - Popcorn Ceiling Removal
  - Plumbing & Electrical Service
  - Smooth Ceilings
  - Doors / Windows
  - Framing, Drywall & Finishes
  - Mirror Installation
- EST. 1980



- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15% Off**  
any remodeling job!

**10% OFF Any Service**  
Valid With Coupon.  
Not To Be Combined With Other Offers.  
Exp 2/29/2024