A Newsletter for the Residents of the Eldorado Towers Condominium

 $(\cdot)$ 

#### Volume 20 Issue 1

January 2024



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

#### **ASSOCIATION OFFICERS**

| President             | Marlen Zapata  |
|-----------------------|----------------|
| <b>Vice President</b> | 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        |
|         | (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 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 <u>customerservice@homeownercpa.solutions</u>
- ✓ 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 <u>assistantmanager@eldoradotowers.com</u> 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).



### **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<br/>BUYING, SELLING AND LEASINGWHATEVER SHE LISTS TURNS TO SOLDWHATEVER SHE LISTS TURNS TO SOLDIOT! HOT! HOT!! MOVING SALE!!!Reduced: \$339k. Make an offer Today!2/2, 1092 SqFt. The preferred line in the<br/>bldg. All rooms lead out to a huge balcony<br/>overlooking the Turnberry PGA Golf<br/>RENTAL: 2/2 Corner unit, renovated \$3900<br/>Recently Sold:<br/>High \$415k | Low \$319k | Median \$369k<br/>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.





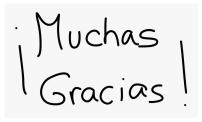


The views expressed here are not necessarily those of Coastal Group Publications, Inc. (CGP) or its staff. CGP assumes no responsibility for any text or illustrations submitted for publication.





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!





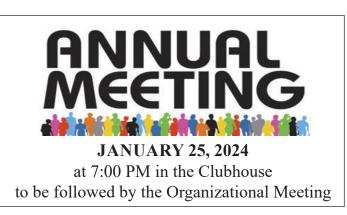
#### THINKING OF BUYING OR SELLING? I CAN HELP. I AM AT YOUR SERVICE. Get Honest Experienced Help Buying or Selling your Home.

#### 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.









#### 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
- 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
- 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.

Published monthly at no cost for Eldorado by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a FREE newsletter for your property.

# HEAR BETTER

#### **NOW THROUGH JANUARY 31ST**

Get exclusive savings on the latest hearing technology plus receive a complimentary hearing test.

#### **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





# CALL US TODAY! (888) 272-9589

Scan me to find our nearest office & to request an appointment online. 19046 NE 29th Avenue, **Aventura** 222 95th Street, **Surfside** 

www.HearAgainAmerica.com

Starkey

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

Get fully digital Rx Hearing Aids with LIFETIME SERVICE starting at



# 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.<sup>‡</sup>

## 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.



**#1 TOP PRODUCER AGENT** 

# Vivian Aponte Blane, PA

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

Professional, Knowledgable, & 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

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







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



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



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



\$389,000 2B/2B



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.



Habla Español

rvices Unlim Inc CGC031497 Licens

FOR SALE!

Building III - Unit 2604

- remodeling Not To Be Combined Commercial & Residential

job!

- - EST. 1980

With Other Offers.

Exp 2/29/2024

\_ \_ \_ \_

