

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 20 Issue 3

March 2024



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

ASSOCIATION OFFICERS

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Vice President Gisel Oliver
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DirectorToby Biniasz
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Director Ilana Gross
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Director Marlen Zapata

Manager.....
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Published monthly at no cost for
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It's only been one month so far and we have had half a year's worth of Board meetings already. It's been crazy busy for Sherri, our Assistant Manager and only office employee until the end of February when we hired a Temp to assist her. It's also been extremely busy for our Board members having so many long Board meetings in such a short amount of time. I would like to thank all of them for their continued involvement.

By the time you read this we will hopefully have a contract with one of the best Property Management companies in the industry. By the end of this month we will also hire a new Property Manager as well as new Housekeeping and Front Desk staff to drastically improve the services for our residents.

The pool violations will be taken care of by the end of March so we can reopen the pool before the Easter and Passover holidays, the new budget will be finished and ready to be approved by the Board.

By the end of this month our main Maintenance staff will have patched and painted the sidewalks to the front of our buildings, patched the many large potholes in our parking lot, cleaned and painted the top of the porticos and painted the doors to the laundry rooms. All the painting, patching and cleaning will never make our property look like new, but it will make it look well maintained and cared for until we can completely redo the front and other common areas. All visual maintenance issues in all of our elevators will hopefully also be resolved and the elevators will look properly maintained.

I have worked with our garage contractor to resume and expedite their construction work in the garage. I will also start putting more pressure on the Project Engineer so this project can finally be finished in a few months' time. By the end of March, the back of the garage on the west side of building 3 and hopefully the east side of building 4 will be completed. After that we will need to clear all parking spaces on

Continued on page 2

From Board President (cont. from page 1)

the west side of building 3 as well as the upper parking deck of building 3. This will be the last major inconvenience of the garage drainage project

None of this would be possible without the extraordinary efforts, passion and personal sacrifices of dozens of volunteers in our community. I would like to give special thanks to our Board Secretary, Treasurer and Vice President for spending dozens of hours every week toward these goals. I would also like to thank our many owner volunteers for their many hours of service in these last few weeks and dozens of owners who offered to volunteer if asked.

.....
Hasta ahora sólo ha pasado un mes y ya hemos tenido medio año de reuniones de la junta directiva. Sherri, nuestra la asistente del gerente y única empleada de oficina desde finales de febrero, ha estado muy ocupada, cuando contratamos a un empleado temporal para ayudarla. También ha sido muy ocupado para los miembros de nuestra junta directiva tener tantas reuniones largas en tan poco tiempo. Me gustaría agradecerles a todos ellos por su continua participación.

Para cuando lea esto, es de esperar que tengamos un contrato con una de las mejores empresas de administración de propiedades de la industria. Para finales de este mes, también contrataremos a un nuevo administrador de la propiedad, así como a un nuevo personal de limpieza y recepción para mejorar drásticamente los servicios para nuestros residentes.

Las violaciones de la piscina serán atendidas a finales de marzo para que podamos reabrir la piscina antes de las vacaciones de Semana Santa y Pesaj, el nuevo presupuesto estará terminado y listo para ser aprobado por la junta.

Para fines de este mes, nuestro personal principal de mantenimiento habrá parchado y pintado las aceras al frente de nuestros edificios, parchado los muchos baches grandes en nuestro estacionamiento, limpiado y pintado la parte superior de los pórticos y pintado las puertas de la lavandería. habitaciones. Toda la pintura, parches y limpieza nunca harán que nuestra propiedad

luzca como nueva, pero sí que lucirá bien mantenida y cuidada hasta que podamos rehacer completamente el frente y otras áreas comunes. Es de esperar que todos los problemas de mantenimiento visual en todos nuestros ascensores también se resuelvan y los ascensores luzcan correctamente mantenidos.

He trabajado con nuestro contratista de garaje para reanudar y acelerar el trabajo de construcción en el garaje. También comenzaré a presionar más al ingeniero del proyecto para que este proyecto finalmente pueda estar terminado en unos meses. A finales de marzo, la parte trasera del garaje en el lado oeste del edificio 3 y, con suerte, el lado este del edificio 4 estarán terminadas. Después de eso, necesitaremos despejar todos los espacios de estacionamiento en el lado oeste del edificio 3, así como la plataforma de estacionamiento superior del edificio 3. Este será el último gran inconveniente del proyecto de drenaje del garaje.

Nada de esto sería posible sin los extraordinarios esfuerzos, la pasión y los sacrificios personales de decenas de voluntarios de nuestra comunidad. Me gustaría agradecer especialmente a la secretaria, al tesorero a la vicepresidente de nuestra junta directiva por dedicar docenas de horas cada semana a lograr estos objetivos. También me gustaría agradecer a nuestros numerosos propietarios voluntarios por sus muchas horas de servicio en estas últimas semanas y a las docenas de propietarios que se ofrecieron como voluntarios si se les pedía.

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Message from Gisel Oliver, Vice President

Ancient wisdom teaches that human life is divided into three parts, the first 30 years are for Formation, the second 30 years for Production, and the last 30 years for Returning to Society what you received in the previous 60. Since I didn't receive a material fortune, I am returning my work experience, and my time after retirement, to you, the Eldorado Community.

I urge all of you who are transiting this stage of life, (and to willing residents of all ages), to do the same. Look for ways to help, even if it's just by flattening boxes, or by cooperating in keeping common spaces clean, or by returning weights back to their place after you exercise at the gym. You may choose to participate in Townhall meetings, where you may share experiences and ask questions, or join committees that make suggestions on how to improve the quality of life in Eldorado.

Above all, I ask you to be kind and refrain from confrontation and hard criticism of Board members, neighbors and employees. Give the Board some time to implement changes and observe results. I know your patience has been tested recently, and for too long. I know that many of you have lost faith. Please consider that you have nine honest and capable volunteers working for you. Accept that there are no perfect solutions. The Board can't please everybody all the time. I understand your frustration when something is not to your liking, it happens to me more often than I care to admit.

Please allow me to suggest one course of action that I believe will benefit us all: Before criticizing ask yourself, "Is this particular issue important in the Eldorado problem scale?" "Will my angry reaction help or harm the goal of becoming a successful community?" And finally, "what can I do to contribute to this goal?"

Your reply to these three questions will be the key to Eldorado's future. May God help us find the right answers.

.....
Una antigua sabiduría enseña que la vida humana se divide en tres partes, los primeros 30 años son para la Formación, los segundos 30 años son para la Producción y los últimos 30 años son para Retornar a la Sociedad lo que recibimos en los primeros 60. Como yo no recibí una fortuna material, estoy devolviendo mi experiencia laboral y mi tiempo libre a ustedes, la Comunidad de Eldorado. Les pido a todos los que están transitando esta etapa de la vida, (y a los residentes de todas las edades que tengan la voluntad), que hagan lo mismo. Busquen formas para ayudar, aunque sea desarmando cajas, o cooperando en mantener las áreas comunes limpias, o retornando las pesas a su lugar después de hacer ejercicio en el gimnasio. Pueden elegir participar

en las reuniones de Town Hall, donde pueden compartir experiencias y hacer preguntas, o unirse a comités que hacen sugerencias para mejorar la calidad de vida en Eldorado.

Especialmente, les pido que sean amables y eviten confrontaciones o duras críticas a los miembros del Board, a los vecinos o a los empleados. Den tiempo al Board para implementar cambios y observar resultados. Sé que su paciencia ha sido puesta a prueba recientemente y por un largo tiempo. Sé que muchos han perdido la fe. Por favor noten que tienen nueve voluntarios honestos y capaces trabajando para ustedes. Acepten que no hay soluciones perfectas. El Board no puede complacer a todos todo el tiempo. Entiendo su frustración cuando algo no es como les gustaría, me sucede a mí más a menudo de lo que me quisiera admitir.

Por favor permítanme sugerir un curso de acción que creo nos beneficiará a todos: Antes de criticar, pregunten a ustedes mismos:

"Es este asunto importante en la escala de problemas de Eldorado?" "Mi reacción de enojo ayudará o dañará el objetivo de lograr una comunidad exitosa?" ¿Y finalmente, "qué puedo hacer para contribuir a ese logro?"

Su respuesta a estas tres preguntas será la clave para el futuro de Eldorado. Que Dios nos ayude a encontrar las respuestas correctas.

Disposal of Cigarettes

It has come to Management's attention that someone in building 4 threw a lit cigarette down the trash chute which caused a small fire in the trash room where the dumpster is located.



Thankfully our Maintenance Staff acted quickly and proceeded to put out the fire which resulted in a lot of smoke coming from that area.

If someone smokes in your home, it is recommended to use fire safe cigarettes or at least dispose of your cigarette butt by first watering them down. **DO NOT** toss your lit cigarette butts down the trash chute or toss outside your balcony.

THIS IS HOW FIRES BEGIN. Only our residents can help make Eldorado Towers a safe community to live in!



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.

PEST CONTROL SCHEDULE

HOURS OF SERVICE:

9AM-1PM

Building 3

1ST Tuesday of the month

PH floor – 14th floor

Building 4

2ND Tuesday of the month

PH floor – 14th floor

Building 3

3RD Tuesday of the month

12th floor to 1st floor

Building 4

4TH Tuesday of the month

12th floor to 1st floor



BOXES

All boxes must be broken down prior to disposing in dumpster. Residents that leave unbroken boxes in common areas will be subject to fines.

.....
Todas las cajas deben descomponerse antes de desecharlas en el contenedor de basura. Los residentes que dejen cajas intactas en las áreas comunes estarán sujetos a multas.



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- ✓ Be kind and respectful to your neighbors. Be mindful of loud noises that may affect them. Everyone deserves to live in a peaceful and quite environment.
- ✓ Do not discard lit cigarette butts down the trash chute or toss off the balcony. This is a FIRE HAZARD.
- ✓ Keep your laundry room neat and clean. Please care about where YOU live.
- ✓ When reporting issues with washing machines and dryers, please give accurate details to Management.
- ✓ Do NOT dispose your household trash into the laundry room's trash container- it's the Laundry Room NOT the Trash Room.
- ✓ Break down all cardboard boxes before discarding them in dumpster – otherwise expect a VIOLATION FINE.
- ✓ This is a NO PETS building. All Service & Emotional Support Animals must be registered with Management.
- ✓ Issues with your cable or internet: call Breeze-line at (888) 536-9600.
- ✓ We are no longer using Tenant Evaluation to process Purchase & Lease applications. Please email assistantmanager@eldoradotowers.com for applications.
- ✓ Anyone that does not have a parking decal affixed to their car must request one from Management or see Security for a temporary pass.
- ✓ 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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