

Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 20 Issue 7

July 2024



3625-3675 N Country Club Dr.
Aventura, FL 33180

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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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to get a free newsletter for your property.

Hurricane Season is here. Are you prepared? AFTER THE STORM

In General

- Stay tuned to local radio for info.
- Return only after authorities advise it's safe.
- Avoid dangling power lines & report them immediately to FP&L, police, or fire dept.
- Beware of snakes, insects, & animals driven to higher ground by floodwater.
- Take pictures of the damage, both to the house and its contents for insurance claims.
- Drive only if absolutely necessary and avoid flooded roads.
- Use phone only for emergency calls.

Insurance & Claims

Report property damage to your insurance agent immediately. Your agent should provide you with claim forms and arrange for an insurance adjuster to visit your property and assess the damage. Make emergency repairs and document them. Keep all receipts and take photographs of the damages, before and after emergency repairs, to submit with your claim. Take precautions if the damages require you to leave your home. Secure your property. Remove valuable items. Contact your insurance agent and leave a number where you can be reached.

No Water

The following are three purification methods, all of which kill microbes:

- **BOILING** is the safest way to purify

water. Boil for 10 minutes.

- **CHLORINATION** uses pure, unscented, liquid chlorine bleach to kill microorganisms in water. Add 2 drops of bleach per quart of water (4 drops if the water is cloudy) stir and let stand for 30 minutes.
- **PURIFICATION TABLETS** release chlorine and iodine into the water. They are inexpensive and are available at most sporting goods stores and some drug stores. Follow the package directions.

Consumer Protection Tips

Home repairs after a disaster may be the most stressful time for a consumer. The following tips will assist you in identifying unlicensed contractors and con artists:

- Be extremely cautious of anyone coming to your home uninvited and offering to do home repairs.
- Be alert to individuals canvassing your neighborhood in an unmarked van or truck.
- Insist on obtaining a written estimate or contract.
- Be sure the contract or business card has an address, telephone number and license numbers.
- Ask for references & check them out.
- Insist on start and completion dates in the contract, and do not pay the final balance until the work is completed to your satisfaction.

PEST CONTROL SCHEDULE

HOURS OF SERVICE:

9AM-1PM

Building 3

1ST Tuesday of the month
PH floor – 14th floor

Building 4

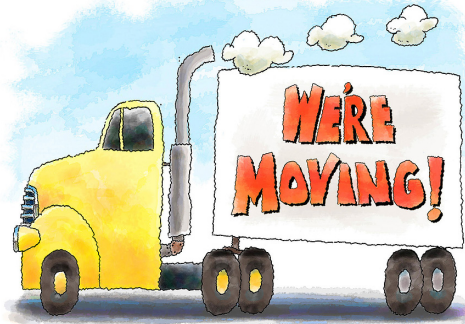
2ND Tuesday of the month
PH floor – 14th floor

Building 3

3RD Tuesday of the month
12th floor to 1st floor

Building 4

4TH Tuesday of the month
12th floor to 1st floor



Move Ins/Move Outs

All move ins and outs MUST be approved by management prior to scheduling the elevators. Move Ins/Outs are strictly from 8:30am to 4:30pm from Mondays to Fridays. No weekend and no Holidays.

WATER SHUT-OFF



WATER SHUT DOWNS:

Water shut downs must be scheduled with the management office in advance. See management for fees.

FROM YOUR ON-SITE SPECIALIST BUYING, SELLING AND LEASING

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Unit 406 and Unit 602

JUST LISTED: Unit 603

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Parking/Scooter/Bicycle Stickers and Decals
Window Lettering-Wraps • Newsletters • Binding

CONTACT MARC *(the newsletter guy)*

cgpimarc@earthlink.net

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*** NO JOB TOO BIG OR TOO SMALL ***

Tight time lines, rush jobs ...

we'll do our best to help meet your commitments.

AC Shutdowns may be scheduled on Mondays to Fridays. There is a \$125 charge for this.



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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FEATURED PROPERTIES



10261 E Bay Harbor Dr #301
(Boat slip inc.) 2 B/ 2.5BA,
1960 sqft \$2,850,000

9341 E. Bay Harbor Dr #PH 7-D
2B/2.5BA, 1510 sqft
\$670,000

THINKING OF BUYING OR SELLING?

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.

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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!

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.

Room Board: License #P16324

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA

NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

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305-866-2626 305-643-1444

dredyaguerraddds@gmail.com

WWW.DENTISTSURFSIDE.COM

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NOW MORE THAN 75 UNITS SOLD IN ELDORADO



Building III - Unit 2604
\$389,900 2B/2B



Building IV - Unit 203
\$340,000 2B/2B



Building III - Unit 1109
\$369,900 2B/2B



Building III - Unit 2409
\$340,000 2B/2B



Building III - Unit 903
\$429,000 | 2B/2B

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

DIAMOND REMODELERS

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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.**

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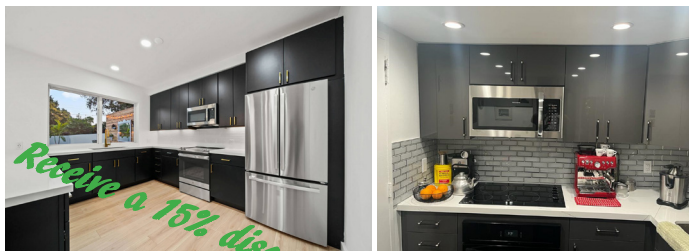
REMODELING • INSTALLATIONS

- 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
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 Exp 8/31/2024