

# Eldorado Towers

A Newsletter for the Residents of the Eldorado Towers Condominium



Volume 20 Issue 10

October 2024



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

## ASSOCIATION OFFICERS

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**Director** ..... Marlen Zapata

**Manager** .....Ricardo Lavayen  
**Asst. Manager** .Sandra Jimenez  
**Exec. Asst.** ..... Anne Gracia

## 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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## DON'T FORGET...

### *SPRING FORWARD...FALL BACK...*

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

**Be sure to set your clocks back one hour at 2 AM on Sunday, November 3, 2024.**



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

## PEST CONTROL SCHEDULE

### HOURS OF SERVICE:

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

## 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 shutdowns must be scheduled with the management office at least 48 hours in advance. There will be a fee of \$75 per occurrence.

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Letterhead • Complete Property Signage  
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Window Lettering-Wraps • Newsletters • Binding

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Promotional-Branding Materials • Announcements  
Biz Cards • Pamphlets • Brochures  
Yearbooks • Posters-Banners • Vehicle Wraps

**CONTACT MARC** (the newsletter guy)  
[cgpimarc@earthlink.net](mailto:cgpimarc@earthlink.net)  
786-223-9417

for a no obligation quote on your next print job  
**\* 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.



PATRICKJAIMEZ PA

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patrickjaimez@gmail.com



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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?**

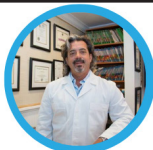


**GOT PROPERTY DAMAGE? GET HELP NOW!**

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 #176224

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
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(D0210, D0150, D1110)

9456 HARDING AVENUE 4011 WEST FLAGLER ST, SUITE 506  
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AVENTURA

*Mystic Pointe*

BUY / RENT / SELL

**FERNANDO TERRY**

BROKER OWNER

[WWW.TERRYTERRY.CO](http://WWW.TERRYTERRY.CO)

(786) 325 - 8335

[INFO@TERRYREALTYTEAM.COM](mailto:INFO@TERRYREALTYTEAM.COM)



MORE INFO VIDEO TOURS



CONDOS FOR SALE

3600 Mystic Pointe Dr #1408  
2B / 2 BATH 1150 sqft  
\$450,000

19101 Mystic Pointe Dr #2604  
2 B / 2 BATH 1181 sqft  
\$459,000

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NOW MORE THAN 75 UNITS SOLD IN ELDORADO



**FOR SALE**

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



**SOLD for \$340,000**

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



**SOLD for \$300,000 cash!**

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



**FOR SALE!**

**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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[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

### REMODELING • INSTALLATIONS

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 Exp 11/30/2024