

Eldorado Towers



A Newsletter for the Residents of the Eldorado Towers Condominium

Volume 20 Issue 12

December 2024



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

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ELDORADO TOWERS UPDATES

PROJECTS UPDATES – BOARD OF DIRECTORS

The Board of Directors, in collaboration with Management, has been actively advancing the building's key projects, including pool repairs, the seawall project, and the garage construction lawsuit settlements. Below are the latest updates:

50 YEAR RECERTIFICATION: At the Board Meeting on Thursday, October 30th, the Board selected Advanced Structural Solutions to lead this critical project. Work commenced immediately with drone survey inspections scheduled for November 6th and 12th, 2024. Advanced Structural Solutions will perform a comprehensive building assessment, covering the façade, structural elements, common areas, and mechanical systems, following Miami-Dade County's 50-year inspection guidelines. Using advanced technologies like 3D Lidar scanning and drone surveys, they will identify structural issues, review building plans, and recommend remediation. A detailed survey report and a signed structural certification form will be provided to the Board as required by municipal regulations.

POOL PROJECT: On Thursday, November 21, 2024, Advanced Structural Solutions facilitated the presentation of three general contractor (GC) bidders during the Resident Town Hall. The presenting companies were Western Specialty Contractors, Restore Construction Group, Inc., and CBT Builders, LLC, with proposals ranging from \$1.1M to \$1.8M. The Board will schedule a subsequent meeting to interview each GC and select the contractor for the project.

SEAWALL PROJECT: Following thorough negotiations and formal agreements with the general contractor overseeing the project, the Board and contractor have finalized plans for the seawall construction to resume on Tuesday, November 26, 2024. The contractor has committed to adhering to the agreed timeline, with the work anticipated to reach completion within the same week. This resumption marks a significant milestone in advancing the building's key projects, demonstrating the Board's dedication to addressing critical infrastructure needs efficiently and effectively.

GARAGE CONSTRUCTION: The garage construction will proceed immediately following the completion of the seawall project. Efforts are being made to ensure that vehicles can be relocated to the lower portion of the garage with minimal

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Updates (cont. from page 1)

disruption to owners. This careful coordination aims to maintain convenience for residents while advancing the project's timeline efficiently.

PROJECT UPDATES – MANAGEMENT

FRONT DESK & SECURITY STAFF TRAINING: On November 12th, 2024 A training was performed going over the Standard Operating Procedures, Emergency Training, and a property walk-through, including the Fire Alarm and Water shut-offs.

ELEVATORS: We understand the frequent elevator outages have been inconvenient and apologize for the disruption. While repairs are covered under our monthly maintenance contract, we are committed to improving reliability permanently. Actions Taken:

- ❑ **Consultant Hired:** A thorough evaluation of the systems has been conducted, with the report available on our website.
- ❑ **Meetings with Maintenance Company:** On Tuesday, November 19, 2024, a meeting was held with Oracle, the consultant, the property manager, and a Board member to discuss expediting the necessary improvements and planning the next steps moving forward.

RESERVES – STRUCTURAL INTEGRITY STUDY

(SIRS): The Association 2024 Reserves SIRS and Non-SIRS Reports are now available for viewing on our resident portal at <https://eldoradotowerscondomgmt.connectresident.com/>. Residents may also request a copy by contacting the property manager at manager@eldoradotowers.com.

PROJECT UPDATES – MAINTENANCE

SMOKE TEST: A to Z Plumbing will be conducting a smoke test in Tower #4 on November 22nd to help identify the source of a persistent odor that has affected several units over the years.

SANITARY MANHOLE SYSTEM CLEANING: As part of regular maintenance. A to Z performed a Sanitary manhole system cleaning on Thursday November 7, 2024.

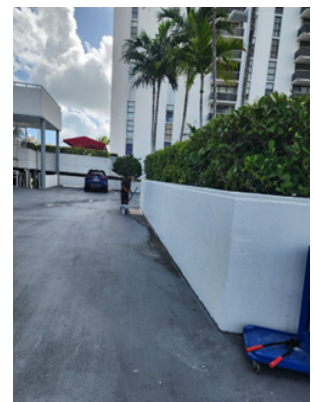
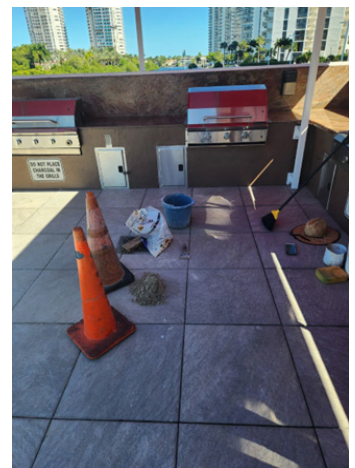
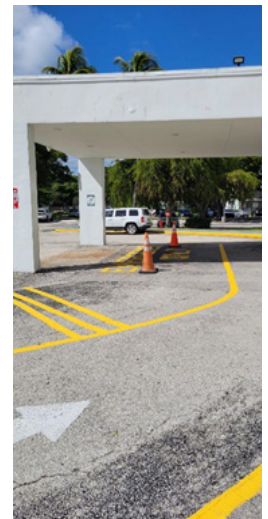
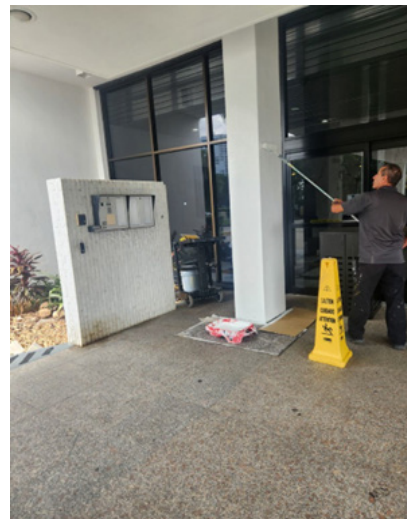
UPPER-LEVEL GARAGE PAINTING: Maintenance started with the painting of the garage wall.

HOLIDAY LIGHTS & DECORATION: As every year at this time, our crew installed the holiday lights and the new Christmas's Trees in the lobby.

PROJECT IN PROGRESS

1. Upgrade of Irrigation System
2. Completion of the replacement of compressors in Tower 3 & 4
3. Painting of exterior pipes, deep cleaning, and painting of cooling towers pump rooms
4. Replacement of main electrical breaker in Tower 4
5. Parking Assignments

PROJECTS IMAGES



Continued on page 3

Updates (cont. from page 2)



Continued on page 4



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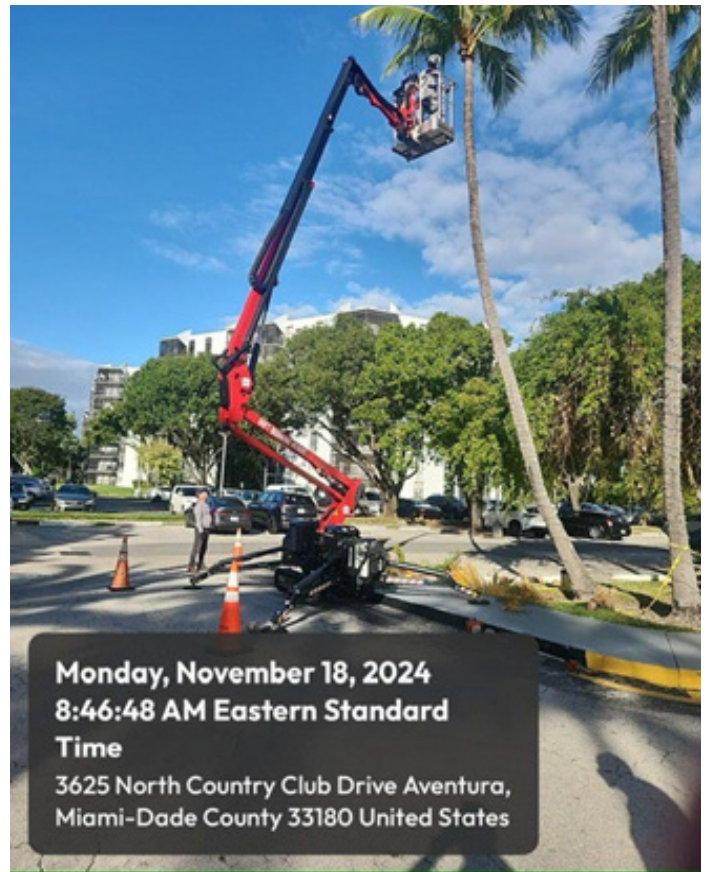
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Updates (cont. from page 3)




Thursday, November 7, 2024
10:36:00 AM Eastern Standard Time
Aventura, Miami-Dade County 33180
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Monday, November 18, 2024
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Pesto Puff Pastry Pinwheel

- 2 sheets puff pastry
- 2 teaspoons all-purpose flour
- 8 ½ ounces ricotta cheese
- 8 ½ ounces pesto



Preheat oven to 400 degrees. Line a baking tray with parchment paper and dust lightly with flour. Lay puff pastry on a flat work surface; cut a 12-inch circle from each sheet. Transfer 1 circle to the prepared baking sheet. Spread ricotta evenly over the pastry circle. Top with an even layer of pesto. Lay the second pastry circle on top. Set a small glass upside down in the middle of the circle. Cut the circle, away from the glass, into 4 equal quarters. Cut each quarter in half, then each eighth in half, to make 16 equal strips. Remove glass. Twist strips twice, two at a time, in the opposite direction. Pinch ends together. Repeat with remaining strips to make a pinwheel shape. Bake in the preheated oven until pastry is browned, 25 to 30 minutes.



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