



2025

Condominium Association Inc

Hurricane season is here!

- Please see the new Hurricane Guide Readiness 2025.

Are you
ready?

Who can
help you?

Are you
safe?

First time in
Florida?

We know
Hurricanes.

Important Notice

The month of May the administration always begins to focus on balcony violations and personal items left outside on the communal areas. With just a little storm some of the trees did receive damage. Thanks to Frank Trees they cleaned up all the damage, immediately.

The office will begin to give out violations to the Owners and Residents that are not following the rules of the association. Residents need to begin and be ready for Hurricanes And bring Safety to the community.



- **Please see the list of units in Violation**, Owners your help and support will be needed. The only thing allowed on the balcony is patio sets of 2 chairs and a table. Formally you can also put bicycles and 6 planters. Please begin to remove all personal items left outside on the communal areas. Our staff will be coached to remove them and discard them.
 - **Remember BBQ grills are not allowed on property.**
 - **Trash to be dumped in front of your door is not allowed, they will be picked up and you will be charged for the cleaning.**
 - **Pets are not to be fed outside. This will help keep the community clean from all kinds of pest.**
- **Please see the Rules and Regulations of the Association.**

As a friendly reminder to all Owners and Residents, Village at Dadeland is a private community. Safety to all is our priority.

News update on Fire

Damages to Unit F220 and Building 7590.



As a friendly reminder to Owners, it is important to carry personal Homeowners Insurance. This Fire caused by a Washer and Dryer installed in the Kitchen turned into a huge disaster. Thanks to the association insurance we will be able to cover the building damages.

- Washer and Dryers in a unit are not allowed.
- Electrical modifications installed on Balcony require approval and permit.
- Tankless Water Heaters are not allowed.

Please remember Fire extinguisher are mandatory to have in the unit in case of any Fire Emergency.



The number of fires being successfully extinguished by portable extinguishers has increased from 80% in 2003 to 93% in 2021. The percentage of fires the FRS is called to has dropped slightly from 75% to 73% in the same time frame.

- **Please see the Fire Safety and Evacuation Plan for Village at Dadeland.**

US Security



Thanks to US Security, the property has removed people that are trespassing. Fire Alarm emergencies are being managed.

Light out is being reported, and the community remains under watch control. The picture on the left shows a vendor who was caught stealing in the property and reported by US Security.

Illegal dumping keeps being a huge problem in the community. Please take all unwanted furniture to the nearest dump location,

Trash and Recycle Center:

SUNSET KENDALL (3.5 miles)

8000 SW 107TH AVE.

To report, noise complaints, illegal parking, trespassing, illegal dumping of furniture, water leaks and fires, dogs not leashed, etc.

Please contact US Security (305)-873-0406

after hours from 5:00 pm to 6:00 am. **9-1-1** should be contacted for any emergency that will need an Officer to oversee.

Illegal Dumping Furniture



Recycle Matters



Please, if you are using the recycling containers, we thank you.

- Please do not use plastic bags. All cans and recycled items should be in the container by itself.
- All boxes should be flattened; it helps with the spacing of the container.

The recycling days are Tuesday and Thursday only.

Budget 2025 Approved

Please do not be alarmed with the monthly payments. The budget for 2025 was approved in March. The new monthly payment did begin now in June. The difference not collected from January to May is what you see in your account now in June. Please make sure you update click pay and personal banking details, this way your account will remain in good balance. Reserves for the association have changed and association Insurance premium is one million dollars. When the association replaces the roofs and windows, the insurance premium should go down and help with the monthly payments. No more budgeting for roof repairs and drywall repairs for roof leaks. This will also help keep the monthly budget low.

50 Year Certification Update

Villa A and B received a notice from Miami Dade County, please do not be alarmed as they are formally advising the Owners, Residents, and the association that the buildings have not been certified for the 50th Year.

The notice from the association attorney Kyle is an update for the position of association with Miami Dade County and requirements. **All notices sent to the Owners will be posted on the Association Website.** Some owners have said they did not know anything about the 40- & 50-Year certification. The 40-year repairs are complete, now we have been focusing on the 50-year repairs. The association did settle some of the liens from zoning with Miami Dade County. Instead of paying actual lien amounts, the settlement amount was \$82K. Owners not receiving the notices please make sure you provide the office with the proper email address and mailing address. Also, if you do not view and click on the link with the notice and download the notice you will never see anything.

- Safety Letters to occupy from the Engineers are posted on the Website.
 - The repairs for the 50 Year are pending, Renters will still be able to stay in the property as we begin the projects.

Electrical Questions?

Some Owners have called the office saying they did not know what to do for the electrical repairs needed in the office. The notice provided by Kyle the association attorney explained everything on page 2. Here below is more information on the matter.

1. First is hiring a License Electrician who is Insured. They need to add the association as an additional insured. On the website of the association Owners are supposed to use the Architectural Modification Form.
2. Second if the Owner has an original and old panel, it needs to be replaced new with new breakers. Before work begins, the Electrician with the Owner needs to pull a permit with Miami Dade County, unless the Electrician says it is an emergency after inspection.
3. Third, if the Bathroom and Kitchen do not have a GFCI outlet the Electrician needs to install them, if you have it and it is not working properly, they need to be replaced.
4. Fourth the Smoke Detectors need to be installed in all the rooms and living room, hallway, battery operated for 10 years.
5. Fifth if the panel was replaced in the past. The Owner needs to pull a permit and get it inspected with Miami Dade County and Electrician. You could contact **Panther AC & Electric 305-378-4011**, and they will help you in the process.
6. When the work is completed and Final inspections are passed for the permitted work. Please make sure you bring a hard copy to the office, so it can go in your file.
7. Documents to bring to the office:
 1. License and Insurance of Electrician.
 2. Estimate of the work Electrician provided. Signed and approved by Owner.

3. Permit application and Permit inspections and Final report showing permits has been completed and closed.
4. Pictures of the new panel installed and GFCI.
5. Picture of the smoke detectors installed and how many.

The Engineer will review all the documents per unit and inside the unit to certify that all units are complying for the 50-year certification.

- **Please see attached the notice sent on 01-09-22 40 & 50 Update and Electrical Notice.**

New Staff Just Hired

The association began the year with many obstacles presented but still the Manager had faith to move forward. Anthony and Melba previous staff left the association in the beginning of the year. Property Manager Maycol Vindell has been working with no staff for some time. Respectfully we thank the owners who have shown support.



Irigna Estrella

Administrative
Assistant

"On May 19, 2025, I began to work with Village at Dadeland. With my experience I will be able to support with all the administrative work ahead. Currently training with Jayden and the Manager to help with customer service."



Jayden Mendez

Front Desk

"On February 3, 2025, I began to work with Village at Dadeland. I immediately began to be supportive of the customer service needs. Village is an active community, with many tasks that need attention. I'm here to help and work effectively."

Contact Us!



FirstService
RESIDENTIAL

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Community Association Manager

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