



Tower Talk

*A Monthly Newsletter for the Residents of the
Plaza Del Prado Condominium*

Volume 20 Issue 6

January 2021

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160
www.akam.com

BOARD MEMBERS

President..... Patricia Hopkins
Vice President Rose Joseph
Treasurer Tuna Alper
Secretary.....Melanie Galliani
DirectorDr. Debora Cova
DirectorRichard Simm

Prop. Manager Gary Fiegler

IMPORTANT #'S

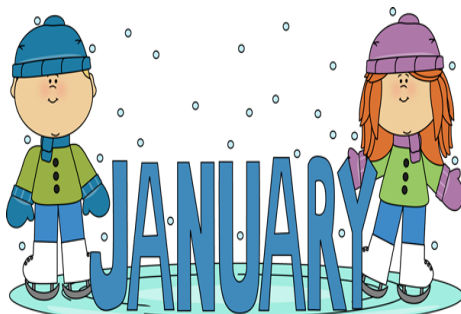
General..... 305-931-5643
Fax.....305-931-9685
Security305-931-3544
Maintenance305-931-5240

OFFICE HOURS:

Mon - Friday.....8-12 PM and 1- 4PM

TOWER TALK STAFF

Renate (zelov3@aol.com)



Newsletter published monthly at
no cost for Del Prado by
Coastal Group Publications, Inc.
Contact CGP at:
(305) 981-3503 or
www.cgpnnewsletters.com
to advertise in one of our
newsletters or to get a free
newsletter for your property.



MESSAGE FROM THE BOARD

AKAM, the new management company, has started on January 1, 2021. The AKAM Transitions Team took over the responsibility for the property from FSR starting at 3 pm on Thursday, December 31, 2020. AKAM appointed Bud Guyer as the new Property Manager and he will be in the office from 8am-4 pm, Monday through Friday. The Assistant Property Manager, Yenny Rodriguez, will be in the office from 9am-5 pm and Cindy Salazar, the Operations Supervisor, will be in the Office from 10am-6 pm. This way the Association Office will be open from 8am-6 pm. The Front Desk responsibility in the office will be fulfilled by Lisette Hernandez from 8 am-4 pm. All of the Maintenance and Housekeeping personnel has been hired.

AKAM had already sent an introductory message to all unit owners on December 21, 2020. All the payments for maintenance and special assessments beginning January 1, 2021, must be made to:

Plaza Del Prado Condominium c/o AKAM
P.O. Box 30015
Tampa, FL 33630-3015

AKAM has assigned new account numbers to owners starting with their unit number and followed by the Tower Code (North Building N1, N2, N3, N4; South Building S1, S2, S3, S4). For example, the account number for unit 201 in South Building Tower 1 would be 201S1.

For any on-line assessment payments via E-check, Credit Card or reoccurring ACH withdrawals, owners are recommended to visit AKAM web site at www.akam.com and select Florida to be routed to Del Prado Association. ClickPay would be available starting on January 1, 2021. For those already enrolled in ClickPay through the FSR, it would not be necessary to reregister. For those requiring assistance in setting up ClickPay account, they are recommended to email: support@clickpay.com, or login to www.clickpay.com/help, or dial 1-800-533-7901.

The 2021 Budget was finalized and approved. The reserves were waived by 188 owners and the maintenance fee will be the same as in 2020. The total budget

Continued on page 2

Board (cont. from page 1)

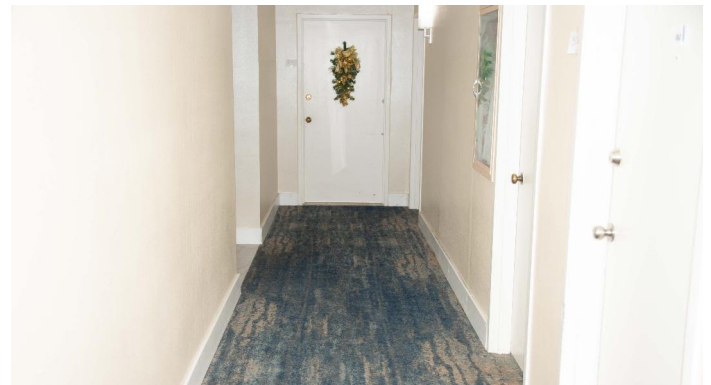
for 2021 is \$5,579,509 and multiperil Insurance cost is the largest item in the budget. In addition, the Association had earlier deferred in 2019 the conversion date of the line of credit to a loan. The Line of Credit that was arranged for renovation and restoration expenses in 2017 with Popular Bank will convert to a 96 months term loan with 4.5% annual interest rate starting on March 14, 2021. Approximately \$8.4 million was available as of November 2020 to be converted to the loan. The officers of the newly elected Board would have to make arrangements with the Popular Bank in early February 2021 for conversion.

Meet the candidates meeting for the Board of Directors were held on January 7, 2021 with a Zoom meeting and all thirteen candidates participated. AKAM successfully managed the meeting and every candidate had sufficient time to introduce themselves and to answer a set of questions

addressed to each candidate. The meeting lasted about two hours.

Probably by the time you read this, 2021 Election would have been taken place. The election would be held on January 21, 2021. Mr. Daniel Lavin, Esq., of the Lavin Law Group and the new condominium attorney, would monitor the election.

Accelerated Remediation (AR) is continuing with hallways renovations. As of this writing, AR was working in Tower 3N. They are expected to complete three floors in one week. It is suggested that, if you have not already done so, please stop by Tower 4N or 3N and see the work.



Our Architect, Patrick Valent, has been working with the Fire Department and the Permitting Office to make necessary arrangements to open the South pool. It has been agreed to install a set of metal stairs by the South pool deck going down and to build a walk-ramp next to the drive-up ramp to the upper deck parking area, in order to be able to open the South pool. The engineering firm selected has done the structural work and has provided the results to the architect for further evaluation to prepare the work to apply for the permit. The results will be submitted to the Board of Directors for approval. The drawings will be posted for all to see. All residents will be informed as the work progresses.

It is important that all those parking at the Aventura Mall, park their cars by the parking area in front of Office Depot. The Aventura Mall property manager was nice enough to allow us to use their parking area and we do not want to jeopardize this arrangement. Please note that the cars parked within the proximity of the Olive Garden restaurant will be towed away, as had been done earlier. The Aventura Mall parking

Continued on page 3

☒

ARE YOU OVER 40?

☒

DO YOU TAKE MEDICATION TO CONTROL YOUR BLOOD PRESSURE?

VOLUNTEER WITH
FLORIDA INTERNATIONAL UNIVERSITY

Participate in a research study about health and taking medications.

All information will remain confidential

Earn up to \$50

For more information or to register your interest go to
<https://go.fiu.edu/MAST>

Contact Us
Email: MastStudy@fiu.edu
Call/Text: (786) 265 - 9825

HABLAMOS ESPANOL

Published monthly at no cost for Del Prado Towers by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a FREE newsletter for your property.

Board (cont. from page 2)

area will be continuously monitored by our security and those cars carrying Del Prado permit stickers and not complying with these instructions will be towed away. Please note that there will be no exceptions.

We plead again with all of the residents to help us improve living conditions at Del Prado. If you notice any unusual activity, please report to the Security or the Management Office. We all share the cost of any damage done to common areas. Once again, we would like to remind all the residents not to throw oversized items down the trash chutes. Please bag all of your trash items and please do not leave recyclable bags next to recycle bins. It is expected that all dogs will be taken to designated areas and please pick up your dog poops. Lets all try to keep Del Prado clean so we all can enjoy it.

Recently we had sewer back-up problem in the garage and it has been cleaned up by the maintenance. It has been known that disposal of sanitary napkins could cause blockage of sewer lines. These napkins do not dissolve in water and if there are substantial number of them, they can cause blockage of the line. For any resident using these napkins, please do not throw them in toilets, just dispose them in the trash.

We wish everyone a Healthy and a Happy New Year.



GOT HURRICANE DAMAGE?

GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

STELLARADJUSTING.COM

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.



MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

License #PT15224

WAS YOUR CLAIM DENIED OR UNDERPAID?





PATRICKJAIMEZ PA

Mobile (786)-277-7355
Direct (305)-459-5019
patrickjaimez@gmail.com
www.patrickjaimez.com

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español / Falo Português
Selling Real Estate for over 20 years!

DON'T LET COVID-19 STALL YOUR SALE

My exclusive marketing program will reach buyers quickly and virtually through:

Property Video Tour
 Online Advertising
 Social Media Posts

Property Website
 Customized Email Distribution
 Virtual Showings

CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

PHYSICAL & OCCUPATIONAL THERAPY

Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy
Cardiac, Neurological and Senior Rehab
Exclusive 1 on 1, In the Comfort of your Home
Protective Equipment Protocols

THERAPY IN YOUR HOME

Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505 | bcaits@bellsouth.net

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 2/28/21 must present coupon

MOTORIZED SPECIALIST

VERTICALS REPAIRED & CLEANED
 SHADES REPAIRED & CLEANED

WE ALSO DO
REPAIRS
VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your
Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside / Bay Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave. 4011 W. Flagler St.
Surfside, FL 33154 Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>



kw ELITE PROPERTIES
KELLERWILLIAMS.
TERI DATTILIO
513-470-8408
teridattilio@kw.com
Midwest Realtor with South Florida Flare

SALES THROUGHOUT AVENTURA, AT
\$850,000, \$585,000, \$640,000, \$375,000, 290,000
North Tower at the Turnberry Isles
Point Delvista Towers Aventura Marina
AND SO MANY MORE!

SOLD IN 3 DAYS!



I CAN SELL YOURS TOO, ASK ME HOW!

DIAMOND REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

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 *Miami Beach Experts*, **family owned for 30 years.**

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa

305-865-9005

www.diamondremodelers.com

jeff@diamondremodelers.com



Receive a 15% discount on any remodeling job!

Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
Licensed & Insured General Contractor

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced
Handyman"*

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**

any
remodeling
job!

**10%
OFF
Any
Service**

Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 2/28/2021