



Tower Talk

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

Volume 19 Issue 9

April 2020

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160

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OFFICE HOURS:

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

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MESSAGE FROM THE PRESIDENT

CORONA VIRUS PANDEMIC

It appears that in the coming months, we must continue to practice social distancing and take it upon ourselves to protect ourselves and each other.

As I said in the last Tower Talk, I ask that you to allow elderly residents to ride the elevators by themselves or with family members during this crisis period. This is a courtesy that Del Prado residents should extend to our most vulnerable neighbors. We must also continue to avoid gathering around the common areas of the property, follow the guidance of social distancing and wear masks, especially when interacting with others, as requested by the government.

To that end, the management office is still closed, but is taking request via email at manager@plazadelprado.net and via phone at the office 305-931-5643 or Rotunda at 305-931-3544. The condominium staff has been instructed to frequently clean door knobs, elevators, surface areas, etc.

Common areas, such as Gym, Tennis Court, Play Rooms, Beauty Salon, Salon de Esta, etc, remain closed.

Here are some updates on the latest News, Government Agencies' announcements, and Notices from the Management office but please follow the news closely as the announcements are changing by the day.

MENSAJE DEL PRESIDENTE

PANDEMIA DEL VIRUS CORONA

Parece que en los próximos meses debemos seguir practicando el distanciamiento social y asumirlo para protegernos a nosotros mismos y a los demás. Como dije en la última charla de la torre, les pido que permitan a los residentes de edad avanzada para montarse en los ascensores por sí mismos o con los miembros de su familia durante este período de crisis. Esta es una cortesía que los residentes de Del Prado deben extender a nuestros vecinos más vulnerables. También debemos seguir evitando reunirnos en torno a las zonas comunes de la propiedad, seguir las instrucciones de distanciamiento social y usar máscaras, especialmente cuando se interactúa con otros, como lo solicita el gobierno.

A partir de este escrito (no la impresión) la oficina de administración está cerrada, pero está tomando la solicitud por correo electrónico en manager@plazadelprado.net y por teléfono en la oficina 305-931-5643 o Rotunda en 305-931-3544

El personal del condominio ha sido instruido para limpiar con frecuencia perillas de puertas, ascensores, áreas de superficie, etc.

Las zonas comunes, como Gimnasio, Salón de Belleza, Salón de Esta, etc., han sido cerradas.

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Pasa a la página 4

President (cont. from page 1)

Information from Miami Dade County

- If you are a senior citizen and you have any problems getting meals, please call the County’s 311 Call Center.
- Individuals in Miami-Dade County who believe they may have been exposed to COVID-19 should call the Florida Department of Health at 305-324-2400. If you have a medical provider, call them. If traveling to a medical office or facility, call ahead. For questions about COVID-19 in Florida, please call the Florida Department of Health at 1-866-779-6121.

Here are some recommendations:

- Follow CDC prevention guidelines.
- Call your doctor or Florida Department of Health at 305-324-2400: If you think you have been exposed to COVID-19 and develop a fever and symptoms, such as cough or difficulty breathing.
- If you are elderly please keep phone numbers and keep in close contact with your Family members, Care givers, Doctors, and neighbors. You can reach the **Management office at 305-931-5643 and Rotunda at 305-931-3544.**
- Try to avoid groups of 10 or more

people.

- Cleaning the surfaces frequently (glass, metal , floor, handles)
- Limit contact with staff and **other** residents as much as possible.
- Avoid close contact with others, especially those who are sick.
- Avoid touching your eyes, nose or mouth.
- Stay home as much as possible and practice quarantine protocols when sick.
- Cover your cough or sneeze with a tissue, then throw your tissue in the trash.
- Clean and disinfect frequently touched objects and surfaces using a regular household cleaning spray or wipe.
- Wash your hands often with soap and water for at least 20 seconds, especially after going to the bathroom, before eating and after blowing your nose, coughing or sneezing, or if they are visibly dirty.
- Use sanitizer (at least 60% alcohol) when soap is not available.

The Condominium Staff is implementing the following procedures:

- Frequently used common area door handles and elevator button panels are being cleaned every several hours. The Front Desk team will also be assisting with this task for the Rotunda area in the absence of the Housekeeping staff at night.

- Each floor’s trash room door handles are being wiped down along with the trash chute doors in the morning and afternoons.
- Public restrooms are also being cleaned twice a day.
- While the Association team is implementing the above, it is each resident’s responsibility to also take protective measures for themselves.

The County Mayor has ordered the closure of the following types of businesses:

- Food service establishments
- Bars
- Clubs
- Movie theaters
- Gymnasiums
- Fitness studios
- Bowling alleys
- Concert houses
- Playhouses
- Arcades
- Restaurant kitchens (may remain open for takeout and delivery)
- Beauty Salons

The following businesses are considered essential and are encouraged to remain open:

- Grocery stores
- Pharmacies
- Gas Stations
- Convenience stores

Continued on page 3

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President (cont. from page 2)**UPDATES ON THE
STATUS OF THE SPECIFIC PROJECTS:****Pool Deck**

The light at the end tunnel is much brighter with positive news. After months of persistent efforts, we passed the fire inspection necessary to allow us to move forward on opening the North Pool. The next step is to file the necessary paperwork with City of Aventura. Upon receipt of Aventura's approval, we will return to the Fire Department to secure the final approval for the opening. Unfortunately, we have been delayed because of the pandemic; the City of Aventura closed for deep cleaning for two weeks. During this period, we could not make any progress. The City of Aventura should be opening within the week. We will continue the process of filing the paperwork to open the North Pool.

Upper Deck Garage and Hallways

Our lawyer advised that we should hire an engineer to assist and guide us on the garage restoration contract and we have done so. To date, the engineer has enhanced our process by producing a book of specifications regarding materials, repair methods, and code compliance. These items were not part of the original contract. He also included specification of items that needed to be confirmed as essential parts of the contract. This specification book along with the addendum produced by our construction lawyer will be added to the contract to be presented to the contractor for his acceptance. These items will strengthen the contract and protect owner's interest.

We also hired an architect to advise on the hallways contract. He will provide expertise by reviewing the scope of work in regard to design, materials to be used, and code compliance. He will work with the designer and contractor to make sure that the scope of work defines every aspect of project, ensuring that the project is implemented successfully as planned. At the time of this writing, the Architect is actively working with the contractor and designer. Involving these experts on the front end is intended to help us avoid the challenges we have faced with the pool deck project.

Painting

Ninety percent (90%) done!! Based on feedback from the contractor, the building painting will be completed by the end of April. We appreciate your patience and continued cooperation with this massive effort.

Dog Areas

While Del Prado is not a dog friendly condominium, we accept service pets for those owners that qualify under Federal law. To accommodate these owners, we have designated specific areas for dog relief. There are now three dog relief locations.

Two areas are located towards the west corner of the North Building. The other location is located at the east of the South Building toward the water. The barbecue area is off limits for dog relief. Any owner found to be in violation and not using the designated areas will be fined \$100 per incident. *Please be a good neighbor and collaborate to keep our property clean.*

Littering and Trash disposal

Littering in the property grounds is prohibited and those caught will be fined \$100 dollars per incident. There are designated areas and trash bins around the property. Large items and not properly bagged items are prohibited from being thrown down the trash chutes.

Workers doing construction work in units are responsible for their own trash and disposal of it.

Please be a good neighbor and collaborate to keep our property clean.

We are living in a very volatile and difficult time in history. These next weeks and months are sure to bring many more challenges but if we are all patient, considerate and forward thinking, we can successfully work through this. As I noted last month, living in a high rise condominium brings particular challenges during this type of crisis. With everyone still at home for ongoing and extended period, we should continue to be cognizant of our neighbors when we engage in our daily activities, considering noise levels, cleaning routines, etc.

As Del Prado residents, each of you has demonstrated kindness, decency and understanding through a range of small acts. I appreciate your efforts and wish you continued safety as we all learn to navigate this new landscape.

Thank you and be safe.

Richard Simm
President of the Board

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Presidente (viene de la pagina 1)

Aquí hay algunas actualizaciones sobre las últimas noticias, anuncios de agencias gubernamentales y avisos de la oficina de administración, pero por favor siga las noticias de cerca como porque los anuncios están cambiando diariamente.

Información del Condado de Miami Dade

- Si usted es un anciano y tiene algún problema para recibir comidas, llame al Centro de Llamadas 311 del Condado.
- Las personas en el condado de Miami-Dade que creen que pueden haber estado expuestas a COVID-19 deben llamar al Departamento de Salud de Florida al 305-324-2400. Si tiene un proveedor médico, llámelos. Si viaja a un consultorio médico o centro, llame con anticipación. Para preguntas sobre COVID-19 en Florida, llame al Departamento de Salud de Florida al 1-866-779-6121.

Estas son algunas recomendaciones:

- Siga las pautas de prevención de los CDC.
- Llame a su médico o al Departamento de Salud de Florida al 305-324-2400: Si cree que ha estado expuesto a COVID-19 y presenta fiebre y síntomas, como tos o dificultad para respirar.
- Si usted es mayor de edad, por favor mantenga los números de teléfono y mantenga un contacto cercano con sus familiares, cuidadores, médicos y vecinos. Puede comunicarse con la oficina de administración en 305-931-5643 y Rotonda al 305-931-3544.
- Trate de evitar grupos de 10 o más personas.
- Limpieza frecuente de las superficies (vidrio, metal, suelo, asas)
- Limite el contacto con el personal

y otros residentes tanto como sea posible.

- Evite el contacto cercano con personas enfermas.
- Evite tocarse los ojos, la nariz o la boca.
- Quédese en casa cuando esté enfermo.
- Cubra la tos o estornude con un pañuelo de papel y, a continuación, tire el tejido a la basura.
- Limpie y desinfecte los objetos y superficies tocados con frecuencia con un spray o toallita de limpieza doméstica regular.
- Lávese las manos a menudo con agua y jabón durante al menos 20 segundos, especialmente después de ir al baño, antes de comer y después de sonarse la nariz, toser o estornudar, o si están visiblemente sucias.
- Use desinfectante (al menos 60% de alcohol) cuando no haya jabón disponible.

El personal del condominio está implementando los siguientes procedimientos:

- Las manijas de las puertas de áreas comunes y los paneles de botones

del ascensor se limpian cada varias horas. El equipo de recepción también estará ayudando con esta tarea para la zona de la Rotonda en ausencia del personal de limpieza por la noche.

- Las manijas de las puertas de la sala de basura de cada piso están siendo limpiadas junto con las puertas de los conductos de basura en la mañana y por la tarde.
- Los baños públicos y el equipo de gimnasio también se limpian dos veces al día.
- Mientras que el equipo de la Asociación está implementando lo anterior, es responsabilidad de cada residente tomar también medidas por sí mismos, tales como la limpieza del equipo de gimnasio que utilizan antes y después de su uso.

El Alcalde del Condado ha ordenado el cierre de los siguientes tipos de negocios:

- Establecimientos de servicio de alimentos
- Barres
- Clubes

Pasa a la página 5



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Presidente (viene de la pagina 4)

- Salas de cine
- Gimnasios
- Salas de Bowling
- Salas de conciertos
- Casas de juegos
- Arcades
- Cocinas de restaurantes (pueden permanecer abiertas para llevar y entrega)
- Salones de belleza

Los siguientes negocios no están incluidos en este pedido y se les anima a permanecer abiertos:

- Tiendas de comestibles
- Farmacias
- Gasolineras
- Tiendas de conveniencia

ACTUALIZACIONES SOBRE EL ESTADO DE LOS PROYECTOS ESPECÍFICOS:

Terraza de la Piscina

La luz al final del túnel es mucho más brillante con noticias positivas. Después de meses de esfuerzos persistentes, pasamos la inspección contra incendios necesaria para permitirnos seguir adelante en la apertura de la piscina norte. El siguiente paso es presentar el papeleo necesario con la Ciudad de Aventura. Una vez aprobada Aventura, regresaremos al Departamento de Bomberos para obtener la aprobación final para la apertura. Desafortunadamente, nos hemos retrasado debido a la pandemia; la ciudad de Aventura cerró por limpieza profunda durante dos semanas. Durante este período, no pudimos hacer ningún progreso. La ciudad de Aventura debería estar abriendo dentro de esta semana. Continuaremos el proceso de presentación de la documentación para abrir la Piscina Norte.

Garaje Superior y Pasillos

Nuestro abogado aconsejo que debiéramos contratar a un ingeniero para que nos ayude y nos gué en el contrato de restauración del garaje y lo hemos hecho. Hasta la fecha, el ingeniero ha mejorado nuestro proceso mediante la producción de un libro de especificaciones con respecto a los materiales, los métodos de reparación y el cumplimiento del

código de construcción. Estos ítems no formaban parte del contrato original. También incluyó la especificación de los ítems que debían confirmarse como partes esenciales del contrato. Este libro de especificaciones junto con el adición producido por nuestro abogado de construcción se añadirá al contrato que se presentará al contratista para su aceptación. Estos ítems fortalecerán el contrato y protegerán el interés de los propietarios.

También contratamos a un arquitecto para asesorar en el contrato de pasillos. El Proporcionará experticia revisando el alcance del trabajo con respecto al diseño, los materiales que se utilizarán y el cumplimiento del código. Trabaja con el diseñador y el contratista para asegurarse de que el alcance del trabajo defina cada aspecto del proyecto, asegurando que el proyecto se implemente con éxito según lo planeado. En el momento de escribir este escrito, el Arquitecto está trabajando activamente con el contratista y el diseñador. Involucrar a estos expertos al comienzo tiene como objetivo ayudarnos a evitar los desafíos que hemos enfrentado con el proyecto de la terraza de la piscina.

Áreas para Perros

Aunque Del Prado no es un condominio que admite perros, debido a la ley federal aceptamos mascotas de servicio para aquellos propietarios que califican bajo la ley. Tomando esto en consideración hemos designado algunas áreas para el alivio del perro. Ahora hay tres lugares de alivio para

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Presidente (viene de la pagina 5)

perros. Dos áreas se encuentran hacia la esquina oeste del Edificio Norte. La otra ubicación se encuentra en el este del edificio sur hacia el agua. La zona de barbacoa está prohibida para el alivio de perros. Cualquier propietario que se encuentre en violación y no use estas áreas será multado con \$100 por incidente. Por favor, sea un buen vecino y colabore para mantener la propiedad limpia.

Pintura del Edificio

Noventa por ciento (90%) ¡¡Hecho!!

Sobre la base de los comentarios del contratista, la pintura del edificio estará terminada a mediados de abril. Agradecemos su paciencia



y la cooperación continua con este esfuerzo masivo..

Limpieza y Desecho de la basura

La basura en los terrenos de la propiedad está prohibida y los que sean descubiertos serán multados con \$100 dólares por incidente. Hay áreas designadas y papeleras en todo el establecimiento. Los artículos grandes y los artículos que no estén debidamente embolsados tienen prohibido ser arrojados por los conductos de basura.

Los trabajadores que hacen trabajos de construcción en las unidades son responsables de su propia recolección de residuos y eliminación de la misma. Por favor sea buen vecino y colabore para mantener la propiedad limpia.

Vivimos en un momento muy volátil y difícil de la historia. Estas próximas semanas y meses seguramente traerán muchos más desafíos, pero si todos

tenemos paciencia, considerados y con visión de futuro, podemos superar lo con éxito. Como señalé el mes pasado, vivir en un condominio de gran altura trae desafíos particulares durante este tipo de crisis. Con todo el mundo todavía en casa durante un período continuo y prolongado, debemos seguir siendo conscientes de nuestros vecinos cuando participamos en nuestras actividades diarias, teniendo en cuenta los niveles de ruido, rutinas de limpieza, etc.

Como residentes de Del Prado, cada uno de ustedes ha demostrado bondad, decencia y comprensión a través de una serie de pequeños actos. Agradezco sus esfuerzos y le deseo seguridad continua, ya que todos aprendemos a navegar por este nuevo momento.

Gracias y este a salvo.

Richard Simm
Presidente de la Junta

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April 2020

"Mattress Money" and Mortgages

While it might not literally be stashed under your mattress, *"mattress money"* is a catchall term to describe money saved without a documented paper trail. The money could come from selling a car, a small inheritance, or an outright gift. One might assume that cash is cash, but when it comes to real estate transactions, it's important to understand that the way you save your money is nearly as important as having it in the first place.

One of the most important things lenders look at when evaluating a home loan application is how much money is available for the transaction. You need to be able to prove you'll be able to cover the down payment, closing costs, and cash reserve requirement. This verification is done by reviewing recent copies of bank statements, and if your savings account is short by \$5,000, you can't simply deposit your mattress money into your bank account right then to cover the gap.

Lenders must be able to verify the source of the money you're using for the transaction, as they're on the lookout for money laundering and illegal

activity. If you've been saving cash at home and you plan to use those funds to buy real estate in the future, move the cash out of the vault (or mattress) and into your bank account ahead of time. This will let the funds "season," i.e., sit in your bank account for a couple months, and the lender will not question where the funds came from. While there's no universal guideline, ***funds generally should be "sourced and seasoned" for at least 60 days or two bank statement cycles.***

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