



Tower Talk

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

Volume 19 Issue 1

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PLAZA DEL PRADO CONDOMINIUM

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Message from the President

Though the Board has been working hard and residents have shown extreme patience, we are still struggling to overcome many challenges. However, we are committed to finding a way to improve our community, step-by-step. We will continue to plan projects, negotiate contracts, revise day-to-day operations, and work toward a better quality of life for the community. While we hear complaints and frustrations, we are also humbled in that we see more and more residents reach out and offer assistance, insights and expertise. As we persist in our efforts to overcome the challenges associated with repairing major structural issues, addressing unforeseen problems and overcome bureaucratic hurdles, we will succeed in our efforts to revitalize Del Prado. By sharing our ideas in constructive, thoughtful and transparent ways, solutions will emerge. While this Tower Talk does not bring the news I desperately hoped to share this month, I can say that we are moving forward in large part because residents are stepping up to help and lending their knowledge and contacts to help us find solutions. Below are the updates on each major issue. While in some cases, the issues may appear overwhelming and frustrating, they are nonetheless a step forward from where we were and serve as foundation to how we will find the solutions we all seek.



Mensaje del Presidente

Aunque la Junta ha estado trabajando duro y los residentes han demostrado una paciencia extrema, todavía estamos luchando para superar muchos desafíos. Sin embargo, estamos comprometidos a en-

contrar la manera de mejorar nuestra comunidad, paso a paso. Continuaremos planificando proyectos, negociando contratos, revisando las operaciones diarias y trabajando hacia una mejor calidad de vida para la comunidad. Mientras escuchamos quejas y frustraciones, también nos sentimos humildes en que vemos a más y más residentes ofrecer asistencia, conocimientos y experiencia. A medida que persistamos en nuestros esfuerzos por superar los desafíos asociados con la reparación de grandes problemas estructurales, abordar problemas imprevistos y superar los obstáculos burocráticos, lograremos nuestros esfuerzos por revitalizar Del Prado. Al compartir nuestras ideas de manera constructiva, reflexiva y transparente, surgirán soluciones. Si bien este Tower Talk no trae las noticias que esperaba desesperadamente compartir este mes, puedo decir que estamos avanzando en gran parte porque los residentes están dando un paso adelante para ayudar y prestando sus conocimientos y contactos para ayudarnos a encontrar soluciones. A continuación se muestran

Continued on page 2

Pase a la página 4

President (cont. from page 1)

Upper Deck Garage

Karins Engineering, who was selected through the new contract committee process, completed the study of the West garage. They concluded that we need significant repairs in the garage. Their estimate cost range is high and broad. As the Board President, I recommending that we not take Karins' analysis as a final determination of what we need to do. I am recommending that, because the investment is likely to be significant, we instead seek a second and perhaps third opinion to ensure that we understand the requirements and can negotiate the best possible contract to complete the work. We should consider this effort akin to major surgery for our building and it requires a more expert input before we undertake the effort. We have learned this from the cost escalations we experienced with the pool deck. I am recommending that we move efficiently but prudently forward by acquiring the information that we require to make a truly informed decision.

Guest Parking

Over the past months with a very hopeful vision I have informed you that with the completion of the repairs of the guest parking, the City of Aventura indicated that they would let us use it. Unfortunately, upon the inspection of our efforts to remediate the problems, and at the time of this writing, the City of Aventura informed us that there is a problem with a beam that does not allow us to use the guest parking. This requirement was not included in the original scope of work agreed with City. I share the frustration of the entire community. It seems that the City, in their efforts to complete their tasks, continue to raising the bar of what we need to do to recover that parking area. We'll continue working with them to reach a solution.

Pool Deck

The enhancement of the Marina stairs has been completed as well as the gates by tower 1 north. At the time of this writing we were scheduled to have the Pool Deck inspected by the Fire Department. With a hopeful vision we expect that we pass the inspection and that we can open the South Pool. We hope that we have anticipate all of their needs and that new requirements will not arise but even if they do, we will continue to pursue remedies as quickly as possible.

Painting of the Building

Painting has commenced. Please be mindful and patient with the painting efforts to avoid damaging your property and the painting efforts. Please remove all items from your balconies when it's time to paint around your balcony area.

Rentals

Please be reminded that short term rentals (i.e. Airbnb, etc) are not allowed at Del Prado. Owners must own their units for 1 year before they can rent their unit. There also is a 30% rental limit of the total units of Del Prado. Only 186 units can be rented at a time due to this limit. In addition the City of Aventura has a limitation of minimum three months for rentals. Those that don't respect these rules will be reported to City of Aventura.

Continued on page 3

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President (cont. from page 2)

Parking

Del Prado, as a Condominium, has limited availability of parking area and this is typical for multi-residential buildings. Unfortunately, with the challenges related to the garage deck, parking is even more restricted. We ask of everyone to be respectful and patient during this difficult time. Please do not park in other resident’s assigned parking spaces and in areas that are not designated as parking spaces.

Vehicles illegally parked are being towed away at owner’s expense. While we work on getting the upper deck back in service, residents are allowed to park in the Office Depot parking lot area indicated in the map available at the security guard house at the entrance gate or the management office. This courtesy has been extended by the owner of the office buildings; we request that everyone abide by his requests about specified parking areas so that we do not damage this important “community relationship.”

Recycling Card Boxes

Please help make the use of the recycling bins more efficient by breaking and folding card boxes before disposing of them in the recycling bins. We greatly appreciate it.

Community Engagement

We are seeking members of the community that are experts in the areas of Engineering, Construction, Law, and Finance to join and collaborate with the board. As we have learned over the past few months, our community has many experts and beneficial relationships. If you can lend your expertise, everyone will benefit.

We continue to invite you to join us and share your ideas by attending the board meetings, committee meetings or just dropping an email. We thank you for your patience while we work to make things better for the community.

Richard Simm, President of the Board





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Active	18061 Biscayne Blvd 803	1/1/1	1,005	\$210,000	
Active	18041 Biscayne Blvd 1701	2/2	1,565	\$210,000	
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Presidente (viene de la pagina 1)

las actualizaciones sobre cada problema principal. Si bien en algunos casos, los problemas pueden parecer abrumadores y frustrantes, son, sin embargo, un paso adelante desde donde estábamos y sirven como fundamento de cómo encontraremos las soluciones que todos buscamos.

Garaje Superior

Karins Engineering, quien fue seleccionado a través del nuevo proceso del comité de contratos, completó el estudio del garaje del oeste. Llegaron a la conclusión de que necesitamos reparaciones significativas en el garaje. Su rango de costos estimado es alto y amplio. Como Presidente de la Junta estoy recomendando que no tomemos el análisis de Karins como una determinación final de lo que tenemos que hacer. Recomendando que, dado que es probable que la inversión sea significativa, busquemos en cambio una segunda y tal vez tercera opinión para garantizar que comprendamos los requisitos y podamos negociar el mejor contrato posible para completar el trabajo. Debemos considerar este esfuerzo similar a una cirugía para nuestro

edificio y requiere un aporte de más expertos antes de emprender el esfuerzo. Hemos aprendido esto de las escaladas de costos que experimentamos con la terraza de la piscina. Recomiendo que avancemos de manera eficiente pero prudente adquiriendo la información que necesitamos para tomar una decisión verdaderamente informada.

Guest Parking

Durante los meses pasados con una visión muy esperanzadora te he informado que con la finalización de las reparaciones del garaje para huéspedes, la Ciudad de Aventura nos dejarían usarlo. Desafortunadamente, tras la inspección de nuestros esfuerzos para remediar los problemas, y en el momento de este escrito, la ciudad de Aventura nos informó que hay un problema con una viga que no nos permite utilizar el estacionamiento para huéspedes. Este requisito no se incluyó en el ámbito original de los trabajos acordados con la Ciudad. Comparto la frustración de toda la comunidad. Parece que la ciudad, en sus esfuerzos por completar sus tareas, sigue elevando el requerimiento de lo que tenemos que hacer para recuperar esa zona de estacionamiento. Seguiremos trabajando con

ellos para llegar a una solución.

Terraza de la Piscina

La mejora de las escaleras de la Marina se ha completado así como la puerta cerca de la torre 1 norte. En el momento de este escrito estábamos programados para que el Departamento de Bomberos inspeccionara la cubierta de la piscina. Con una visión esperanzadora esperamos que pasemos la inspección y que podamos abrir la piscina sur. Esperamos que hayamos anticipado todas sus necesidades y que no surjan nuevos requisitos, pero incluso si lo hacen, seguiremos buscando remedios lo antes posible.

Pintura del Edificio

La pintura del Edificio ha comenzado. Por favor, tenga en cuenta y sea paciente con los esfuerzos de pintura para evitar dañar su propiedad. Por favor, retire todos los artículos de sus balcones cuando sea el momento de pintar alrededor de su área de balcón.

Alquileres

Queremos recordarle a todos los propietarios que los alquileres de corto plazo (es decir, Airbnb, etc) no están permitidos en Del Prado. Los dueños deben poseer sus unidades por 1 año antes de que puedan alquilar su unidad. También hay un límite de alquiler del 30% del total de unidades de Del Prado. Solo 186 unidades se pueden alquilar a la vez debido a este límite. Además la Ciudad de Aventura tiene una limitación de mínimo de tres meses para alquileres. Aquellos que no respeten estas reglas serán reportados a la Ciudad de Aventura.

Estacionamiento

Del Prado, como condominio, tiene disponibilidad limitada de puestos de estacionamiento y esto es típico



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Presidente (viene de la pagina 4)

para los edificios multi-residenciales. Desafortunadamente, con los desafíos relacionados con el garaje superior, la disponibilidad de estacionamiento es aún más restringida. Le pedimos a todos a ser respetuosos y no estacionar en puestos de otros residentes y en áreas que no están señaladas como puestos de estacionamiento.

Los vehículos estacionados ilegalmente serán remolcados al costo del propietario. Mientras trabajamos en conseguir el estacionamiento superior de nuevo en servicio, los residentes pueden estacionar en el área de estacionamiento de Office Depot indicado en el mapa disponible en la garita de guardia de seguridad en la puerta de entrada o en la oficina de administración.

Reciclaje de Cajas

Por favor, ayude a hacer el uso de las papeleras de reciclaje más eficiente rompiendo y doblando cajas antes de desecharlas en las papeleras de reciclaje. Se lo agradecemos mucho.

Compromiso con la comunidad

Estamos buscando miembros de la comunidad que sean expertos en las áreas de Ingeniería, Construcción, Derecho y Finanzas para unirse y colaborar con la junta. Hemos conocido en los últimos meses, que nuestra comunidad tiene muchos expertos con relaciones beneficiosas. Si puede prestar su experiencia, todos nos beneficiaremos.

Seguimos invitándolo a unirse a nosotros y compartir sus ideas asistiendo a las reuniones de la junta, a las reuniones de comités o simplemente enviándonos un correo electrónico. Le agradecemos por su paciencia mientras trabajamos para hacer las cosas mejor para el complejo.

Richard Simm
Presidente de la Junta

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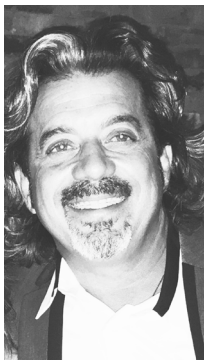
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