



Tower Talk

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

Volume 20 Issue 5

December 2020

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
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www.continentalconnect.com/plazadelprado

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TOWER TALK STAFF

Renate (zelov3@aol.com)



MESSAGE FROM THE PRESIDENT

As we approach the end of 2020, AKAM, the new management company, will take over starting on January 1, 2021. AKAM is currently transitioning to take over from FSR. With start of AKAM, the plans are to provide customer service at the management office from 8am until 6pm. This way, although in a limited capacity, the management office will be open from 4pm until 6pm.

We are making the arrangements with AKAM to keep Philip, Geraldine, Sylvia and Dalton. AKAM will soon send out an introductory flyer introducing AKAM and also with information regarding the collection of maintenance and special assessments fees.

After signing of the contract with Accelerated Remediation (AR), the hallways renovations finally started. As had been reported in the previous Tower Talk, the project will be done in three phases and each phase will have a separate bond. AR is currently working in Tower 3N and after completing this tower, they will do Tower 1S and then go back to Tower 2N. This change was done because some of the hallways in Tower 1S are in a terrible condition.

Following the cleaning of asbestos in Tower 4N, the testing revealed still the existence of asbestos in four of the floors. In accordance with their contract, WRG did reclean those floors again and the follow-up tests done by GLE showed that all of the HAVC ducts are clear of asbestos. This brings to conclusion this project and we are happy to report that all of the HAVC ducts in Tower 4N are free of asbestos.

The hallways of Tower 4N already looks much better, the walls have been covered with vinyl wallpapers and sconces have been installed. Some of the doors are still in need of additional repair. The lawsuit against the contractor, Mosegui Construction, is still ongoing. Our law firm, Malka & Kravitz, determined unfinished and uncompleted but billed work of about \$250,000.

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



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President (cont. from page 1)

been agreed to install a set of metal stairs by the South pool deck going down and built a walk ramp next to the drive-up ramp to the upper deck parking area. An engineering firm has been selected to do the structural calculations and the design to obtain the permit. We will keep all residents informed as the work progresses.

Daniel Lavin, Esq., of the Lavin Law Group is the new condominium attorney. Lavin Law group is based in Miami. Mr. Lavin will take on all of the new cases and Mr. Bender will continue to carry out the collections.

An Engineering Committee has been formed under the leadership of Allen Iglicki. This Committee began to have regular meetings and the first order of business was to collect questions addressed to S & D Engineering regarding the report prepared by S & D for the West Garage and the Deck. This Committee will be recommending a Special Inspector to oversee the garage project construction.

To protect the bikes from bird poops, we will install an extension to the existing South Building bike cage. This will hopefully keep the area clear of birds and any damage to the bikes. Due to the problems from the birds, many owners tend not to leave their bikes in that area. In order to provide more security, we will install cameras by bicycle cages.

The Board had decided and had additional cameras installed by the gate house and at the marina. These cameras should provide more security in both of these areas.

We are happy to report that the problems with the floor mats in the gym has been taken care of.

As had been reported earlier, the deadline for coupons for the restaurant has been extended until the end of December 2020. Please stop by the Del Prado Market to use your free coupons, if you have not done so already. The market is under a new management and they offer very delicious foods.

The 2021 Budget is almost ready and it will be going out soon. The budget has been revised couple of times and the maintenance fee will be the same as in 2020. A substantial increase in insurance payments is expected in 2021.

As we are trying to improve the living conditions at Del Prado, we plead again with all of the residents to help us to accomplish this objective. Please do not throw oversized items down the trash chutes; please do not leave recyclable bags next to recycle bins; please dispose of the trash bags into the trash chutes and don't leave trash bags in front of the trash chutes; please walk your dogs in designated areas; please pick up your dog poops. Lets all try to keep Del Prado clean so we all can enjoy it.

We apologize for the omission in the November 2020 Tower Talk. Mr. Richard Simm is still on the Board of Plaza Del Prado in the position of Director.

We wish everyone Happy Hanukkah, a Merry Christmas and a Healthy/Happy New Year. Hopefully, with vaccinations we will see less COVID-19 cases. However, everyone still has to be conscious of it, wear masks and keep a safe distance.

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Recipe for Latkes

- 4 medium potatoes
- 1 medium onion
- 2 eggs
- 3/4 cup matzah meal (flour or bread crumbs can be substituted)
- salt and black pepper to taste
- vegetable oil

Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually while mixing until the batter is doughy, not too dry. (you may not need the whole amount, depending on how well you drained the veggies). Add a few dashes of salt and black pepper (don't taste the batter - it's really gross!). Don't worry if the batter turns a little orange, that will go away when it fries.

Heat about 1/2 inch of oil to a medium heat. Form the batter into thin patties about the size of your palm. Fry batter in oil. Be patient: this takes time, and too much flipping will burn the outside without cooking the inside. Flip when the bottom is golden brown.

Place finished latkes on paper towels to drain. Eat hot with sour cream or applesauce. They reheat OK in a microwave, but not in an oven unless you cook them just right. If you'd like to try something a little different, add some bell peppers, parsley, carrots, celery, or other vegetables to the batter to make veggie latkes!



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BRIE PUFF PASTRY

Enjoy a Brie Puff Pastry before your Holiday Dinner this year

Ingredients:

- 1 round (13.2 oz) Brie Cheese
- ½ cup crumbled blue cheese
- 1 sheet frozen puff pastry, thawed
- ¼ cup apricot jam
- ½ cup slivered almonds, toasted
- 1 large egg, lightly beaten
- Assorted crackers of your choice



- 1) Pre-heat oven to 400 degrees. Cut Brie horizontally in half. Sprinkle bottom half with blue cheese; replace top.
- 2) On a lightly floured surface, roll pastry into a 14-in. square. Trim corners to make a circle. Spoon jam onto center of pastry; sprinkle with almonds. Top with Brie.
- 3) Lightly brush edges of pastry with beaten egg. Fold pastry over cheese, pinching edges to seal; trim excess pastry as desired.
- 4) Transfer to an ungreased baking sheet, seam side down. Brush pastry with beaten egg. Bake until golden brown, 20-25 minutes.
- 5) Immediately remove from pan to a serving plate; let stand 45 minutes before serving. Serve with crackers.

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