



# Tower Talk

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

Volume 19 Issue 7

February 2020

## PLAZA DEL PRADO CONDOMINIUM

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## Message from the President

February has been a month of continued, steady progress on many of Del Prado's pending projects. Specifically, the Board has completed efforts to identify, interview, evaluate and select companies to implement major projects. We have worked to ensure that due diligence and due process were undertaken throughout the selection process.

Currently, we are working with attorneys to finalize and execute the contracts for the repairs of the upper deck garage and the renovation of the hallways. With these contracts, we are confirming that owners' investments are properly protected through warranty clauses, bonds and appropriate termination clauses in the event of any issues. Many of these clauses were lacking in the prior contracts signed by the prior board and as a result, we continue to struggle with securing reparations for the oversights of required government approvals and permits.

In the sections below, I provide updates on the status of the specific projects:

### POOL DECK

Though it took some time to get permits to start work from City of Aventura, the actual work by the contractors has commenced! We anticipated that the required work

*Continued on page 2*

## Mensaje del Presidente

*Febrero ha sido un mes de progreso continuo y constante en muchos de los proyectos pendientes de Del Prado. Específicamente, la Junta directiva ha completado esfuerzos para identificar, entrevistar, evaluar y seleccionar empresas para implementar grandes proyectos. Hemos trabajado para garantizar que la debida diligencia y el debido proceso se lleven a cabo durante todo el proceso de selección.*



*Actualmente, estamos trabajando con abogados para finalizar y ejecutar los contratos para las reparaciones del garaje superior y la renovación de los pasillos de los apartamentos. Con estos contratos, estamos confirmando que las inversiones de los propietarios están debidamente protegidas a través de cláusulas de garantía, bonos y cláusulas de cancelacion apropiadas en caso de cualquier problema. Muchas de estas cláusulas estaban ausentes en los contratos anteriores firmados por la junta anterior y, como resultado, actualmente seguimos luchando*

*Pasa a la página 4*

**President** (cont. from page 1)

to build the egress walkway (exit route), lights, handrails and exit signs will be complete by late February/ early March. Once the work is completed, we will again seek the approval of the Fire Department to provide the permit to open the North Pool.

**UPPER DECK GARAGE**

The Board voted to hire a company to do the repairs for Upper Deck Garage after an intensive analysis process with multiple experts. We are currently drafting a contract with the contractor for approximately \$3 million. Per our negotiations, the contract will guarantee “no change orders”; further, *the cost is restricted such that it cannot exceed \$3 million.* (We note that, if we were to remain with the current contractor, we are exposed to an additional \$4.5 million minimum to complete the project).

**HALLWAYS**

After interviewing four companies, the Board, also, voted to hire a company to do the hallway renovations. The cost of the project is approximately \$1.2 million to renovate seven (7) towers. We note that the restoration of tower 4 North cost \$800,000, as approved by the prior board. The new contract represents a significant saving at an average of ~\$170,000 per tower. Also, if you live in Tower 4 North or have visited that tower, the poor workmanship of the contractor selected is apparent with the peeling paint on the doors, doors that don’t fit properly in the frames, oversights with painting of elevator doors, etc. Unfortunately, we missed an opportunity to use those monies to help upgrade the other towers.

**RESTAURANT**

The new tenant of the restaurant is currently doing upgrades and preparing the restaurant to be open as soon as possible. The restaurant will consist of a convenient store and restaurant services.

**PAINTING**

Eighty percent (80%) done!! Based on feedback from the contractor, the building painting will be completed by late March/early April. We appreciate your patience and continued cooperation with this massive effort.

**BOILER REPLACEMENT**

The boiler was replaced in the North Tower; this should address the recurrent issues regarding hot water in the North Tower.

**OTHER UPDATES: ELECTIONS POSTPONED**

In other updates, we do have unfortunate news to report. We continue to have issues implement the type of fair and transparent election that we assert is critical. The Board voted in an open board meeting, after a discussion with

participating owners that the elections be postponed for a second time.

As a recap, the election on January 21 was postponed due to the fact that between 130 and 190 addresses were incorrect. Unfortunately, the second attempt to conduct the election on February 25 suffered similar technical implementation failures.

Specifically, the management company still had problems correcting the mailing addresses of the owners when mailing out the ballots. The second mailing also had omissions of owners as well as duplications of owners.

Further, the outer envelope was missing the signature line; as a result, some people did not sign the outer envelope. This makes their vote invalid.

In addition, the voting certificates were not mailed out with the ballots. Voting certificates are necessary when more than one person is in the title of the property or the property is owned

*Continued on page 3*

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**President** (cont. from page 2)

by a company. A person needs to be designated as the voter of the unit otherwise the vote is discarded. In the 2019 election approximately 100 votes were discarded because voting certificates were not provided.

*A core value of the Board is to have a clean, fair and transparent election.* In order to do so, it is imperative that the ballots must be mailed to the correct address and the materials provided must be clear and proper. This is the only method to guarantee that every owner has the opportunity to vote.

The board had an open meeting on February 20th where the issue was discussed with the owners. Based on the discussion and tenor of the meeting, it was concluded that the election should be postponed to resolve the issues with certainty. The board will be announcing soon the date of the election.

In closing, once again, I reiterate that I am thankful for the grace, feedback, and insights that you have afforded the board. As a community, we grow stronger because of each owners' insights and willingness to engage to help us transition back to a Class A building.

Richard Simm,  
President of the Board





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Sold	18071 Biscayne Blvd 601	2/2	1,565	\$249,500	\$221,000
Sold	18061 Biscayne Blvd 1102	2/2	1,251	\$185,000	\$175,000
Sold	18021 Biscayne Blvd 404-2	2/2	1,565	\$169,500	\$165,000

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**Presidente** (viene de la pagina 1)

para obtener soluciones para los descuidos de las aprobaciones y permisos gubernamentales requeridos.

**TERRAZA DE LA PISCINA**

Aunque tomó algún tiempo para obtener permisos para comenzar a trabajar de la ciudad de Aventura, el trabajo ha comenzado!



Anticipamos que los trabajos necesarios para construir la pasarela de salida (ruta de salida), las luces, los pasamanos y las señales de salida estarán completos a finales de febrero/principios de marzo. Una vez que el trabajo se haya completado, volveremos a buscar la aprobación del Departamento de Bomberos para proporcionar el permiso para abrir la Piscina Norte.

**GARAJE SUPERIOR DEL OESTE**

La Junta votó a favor de contratar a una empresa para hacer las reparaciones para del Garage Superior después de un proceso intensivo de análisis con múltiples expertos. Actualmente estamos redactando un contrato con el contratista por aproximadamente \$3 millones. Según nuestras negociaciones, el contrato garantizará “no órdenes de cambio”; además, el costo está restringido de tal modo que no puede exceder de \$3 millones. (Observamos que, si nos quedamos con el contratista actual, estamos expuestos a un mínimo adicional de \$4.5 millones para completar el Proyecto).

**PASILLOS**

Después de entrevistar a cuatro empresas, la Junta también votó a favor de contratar a una empresa para hacer las renovaciones de los pasillos. El costo del proyecto es de aproximadamente \$1.2 millones para renovar siete (7) torres. Les recordamos que la restauración de la torre 4 Norte costó \$800,000, según lo aprobado por la Junta anterior. El nuevo contrato representa un ahorro significativo en un promedio de 170.000 dólares por torre. Además, si vives en Tower 4 North o has visitado esa torre, la mala mano de obra del contratista seleccionado es evidente con la pintura despegandose de las puertas, puertas que no encajan correctamente en los marcos, descuidos con pintura de puertas de ascensor, etc. Desafortunadamente,

perdimos la oportunidad de usar esos fondos para ayudar a mejorar las otras torres.

**RESTAURANTE**

El nuevo inquilino del restaurante está actualmente haciendo mejoras y preparando el restaurante para estar abierto tan pronto como sea posible. El restaurante constará de una tienda y servicios de restaurante.

**PINTURA DEL EDIFICIO**

Ochenta por ciento (80%) ¡¡Completado!! Sobre la base de los comentarios del contratista, la pintura del edificio se completará a finales de marzo/principios de abril. Agradecemos su paciencia y la cooperación continua con este esfuerzo masivo.

**REEMPLAZO DE CALDERA**

La caldera fue reemplazada en la Torre Norte; esto debería resolver los problemas recurrentes, de agua caliente en la Torre Norte

**OTRAS ACTUALIZACIONES: ELECCIONES POSPUESTAS**

En otras actualizaciones, tenemos noticias desafortunadas que reportar. Seguimos teniendo problemas implementando el tipo de elección justa y transparente que afirmamos que es crítica. La Junta votó en una reunión de la junta abierta, después de un debate con los propietarios participantes de que las elecciones se pospusieron por segunda vez.

Como resumen, la elección del 21 de enero fue pospuesta debido al hecho de que entre 130 y 190 direcciones eran incorrectas. Desafortunadamente, el segundo intento de llevar a cabo las elecciones el 25 de febrero sufrió fallas de implementación técnica similares.

Específicamente, la compañía de administración todavía tenía problemas para corregir las direcciones postales de los propietarios al enviar las boletas por correo. El segundo correo también tenía omisiones de propietarios, así como duplicaciones de propietarios.

**Presidente** (viene de la pagina 4)

Además, al sobre exterior le faltaba la línea de firma; como resultado, algunas personas no firmaron el sobre exterior. Esto hace que su voto sea inválido.

Además, los certificados de votación no se enviaron por correo con las boletas. Los certificados de votación son necesarios cuando más de una persona está en el título de la propiedad o la propiedad es propiedad de una empresa. Una persona necesita ser designada como el votante de la unidad de lo contrario el voto se descarta. En la elección de 2019 se descartaron aproximadamente 100 votos porque no se proporcionaron certificados de votación.

Un valor fundamental de la Junta es tener una elección limpia, justa y transparente. Para ello, es imperativo que las boletas se envíen por correo a la dirección correcta y que los materiales proporcionados sean claros y apropiados. Este es el único método

para garantizar que todos los dueños tengan la oportunidad de votar.

La junta tuvo una reunión abierta el 20 de febrero en la que se discutió el tema con los propietarios. Sobre la base del debate y el tenor de la reunión, se llegó a la conclusión de que la elección debía posponerse para resolver los problemas con certeza. La junta estará anunciando pronto la fecha de la elección.

Para terminar, una vez más, reitero que estoy agradecido por la gracia, los comentarios y las ideas que usted ha dado a la junta. Como comunidad, nos fortalecemos debido a las ideas y la voluntad de cada propietario de comprometernos para ayudarnos a volver a un edificio de Clase A.

Richard Simm  
Presidente de la Junta



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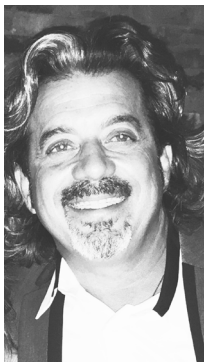
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