



Tower Talk

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

Volume 19 Issue 6

January 2020

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160

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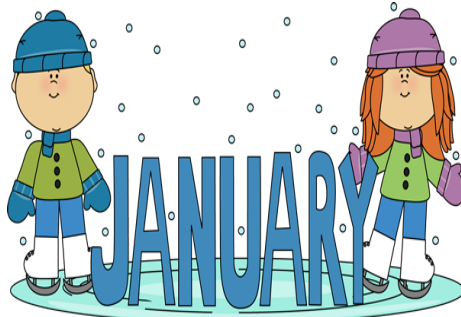
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Message from the President

It's has been a pleasure to volunteer and serve as Del Prado President of the board for 2019. The challenges that lingered from the prior board have been immense to address but the support from fellow owners made the experience a rewarding opportunity. As board President, I am thankful for the grace, feedback, and insights that you have afforded the board during this transitional phase.

Because of the many pending projects, I, like you, share frustrations. Restoration project are cumbersome by nature. Ours have been more difficult because the required government approvals were not completed at the initiation. As a result, we had an uphill battle to secure government approvals and obtain clear guidance to address the code and inspection challenges before our community. To be frank, it has been a year of listening, considering options, investigating cost effectiveness and in some cases, pleading, especially with government officials.

It has also been a year of identifying and terminating negligent contractors, bringing Del Prado into compliance with Florida laws and **identifying strategies to save owners**

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Mensaje del Presidente

Ha sido un placer ser voluntario y servir como Presidente de la junta de Del Prado para 2019. Los desafíos que permanecieron de la junta anterior han sido inmensos para abordar, pero el apoyo de otros propietarios hizo de la experiencia una oportunidad gratificante. Como Presidente de la junta, estoy agradecido por la gracia, los comentarios y las ideas que usted ha dado a la junta durante esta fase de transición.

Debido a los muchos proyectos pendientes, yo, como usted, comparto frustraciones. Los proyectos de restauración son engorrosos por naturaleza. Los proyectos han sido más difíciles porque las aprobaciones gubernamentales requeridas no se completaron al principio. Como resultado, tuvimos una batalla cuesta arriba para obtener aprobaciones del gobierno y obtener una guía clara para abordar el código de construcción y los desafíos de inspección ante nuestra comunidad. Para ser franco, ha sido un año de escuchar, considerando opciones, investigando la rentabilidad y, en algunos casos, suplicando, especialmente a funcionarios del gobierno.

Pasa a la página 4

President (cont. from page 1)

over \$2 million. It has also been a year of establishing transparency and welcoming the expertise in our community. Using this foundation, Del Prado is transitioning forward to finalize the many projects.

Allow me to take a moment to reflect on the updates on the critical projects underway:

Pool Deck

The opening of Pool Deck has taken a tremendous amount of time and effort to reach an agreement with the Fire Department, as I have been informing you monthly in the Tower Talk and board meetings. We learned during these meetings of the negligent work of the architect we inherited from the prior board.

As a result, *we are well on the way of being able to open the Pool Deck.* Although the Holidays interrupted some business functions, we had several productive meetings with the Fire Department and reached an agreement to open the Pool Deck in 2 phases. The first phase will allow us to open the north pool. We have contracted the company to do the work and **we anticipate that by February, the north pool will open.**

Lien

Once the prior architect resigned, he submitted 7 invoices for which he claims we own payments. He submitted invoices 4 months after the fact for work that he claims was done and for amounts of money that do not correlate to the market value. Instead of submitting one lien for the amount he claims

it's owed to him he decided to submit a lien for every invoice. He even submitted an invoice for printing invoices. This shows his lack of judgement in conducting business and as a professional. It's because of his negligence that we have a delay in opening the pool deck.

The board is following due diligence by trying to protect the owner's interest by not agreeing to pay him what he claims is owed and has assigned the property lawyer to find a resolution to this matter.

West Parking

After much back and forth with the City of Aventura and engineering firms, the west parking area "Guest Parking" has been opened. We have 40 parking spaces available.

Upper Deck Garage

Regarding the Upper West Garage, the board has opted to seek *repairs of the garage* rather than a complete rebuild. As a reminder, the rebuild

of the pool deck resulted in cost overruns of over \$4 million over the budget originally proposed. We have received expert engineering feedback that we should carefully select a company that will work with us to find the most cost effective solution.

If we were to remain with the current contractor, we are exposed to **an additional \$4.5 million minimum** to complete the project. Alternatively, we are evaluating preliminary estimates that indicate that the costs of a "repair approach" to the Upper West Garage is **approximately \$2.5 million, a savings of \$2 million for owners.** A final decision is needed in the next month.

Restaurant

The restaurant contract has been signed. The restaurant will provide a convenience store and menu of different dishes. It will open approximately within a month.

Continued on page 3

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President (cont. from page 2)

Projects to Complete in 2020

The following projects will be completed in earnest this year, Complete opening of the Pool Deck, West Upper Deck Garage, Hallways, New Gym, and Marina Bathrooms.



Election Postponed

At the time of this writing the election was postponed because of different issues regarding the election process:

- 1) The management company made an oversight and error not having the correct mailing address for between 130 and 190 owners. As a consequence, many owners did not receive a ballot and could not vote.
- 2) Because some owners did not receive ballots some candidates and other people were giving groups of ballots by the management office to hand out to owners to vote. This is a highly irregular since ballots should be handled by owners only.
- 3) The printing company in charge of printing and mailing the ballots could not confirm the list of addressed and to whom it mailed the ballots.

In order to protect the integrity of the election and the right to vote the majority of the board members decided to postpone the election to ensure that the electoral process is conducted with integrity and to protect people's right to vote.

We'll be announcing shortly the schedule of the election.

Richard Simm
President of the Board

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Active	18011 Biscayne Blvd 1004	2/2	1,605	\$198,500	
Active	18031 Biscayne Blvd 1102	2/2	1,251	\$175,000	
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Presidente (viene de la pagina 1)

También ha sido un año de identificar y terminar con contratistas negligentes, poner a Del Prado en conformidad con las leyes de Florida e identificar estrategias para salvar a los propietarios más de \$2 millones. También ha sido un año para establecer la transparencia y dar la bienvenida a la experiencia en nuestra comunidad. Con esta fundación, Del Prado está avanzando para finalizar los numerosos proyectos.

Permítanme tomarme un momento para reflexionar sobre las actualizaciones de los proyectos críticos en curso:

Terraza de la Piscina

La apertura del Pool Deck ha tomado una enorme cantidad de tiempo y esfuerzo para llegar a un acuerdo con el Departamento de Bomberos, como le he estado informándole mensualmente en las reuniones del board y en el Tower Talk. Nos enteramos durante estas reuniones del trabajo negligente del arquitecto que heredamos de la junta directiva anterior.



Una vez que nos dimos cuenta de que estaba creando hostilidades con el Departamento de Bomberos, contratamos a otro Arquitecto con una trayectoria positiva con el Departamento. Como resultado, estamos bien en el camino de poder abrir la terraza de la piscina. Aunque las vacaciones interrumpieron algunas funciones comerciales, tuvimos varias reuniones productivas con el Departamento de Bomberos y llegamos a un acuerdo para abrir la cubierta de la piscina en 2 fases. La primera fase nos permitirá abrir la piscina norte. Hemos contratado a la empresa para hacer el trabajo y anticipamos que para febrero, la piscina norte se abrirá.

Gravámen

El arquitecto anterior renunció abruptamente y posteriormente presentó 7 facturas para el pago. Estas facturas se presentaron 4 meses después de las fechas de las que el afirma se realizó el trabajo; además, los montos de la facturas no se correlacionan con el valor de mercado de la obra indicada. La junta está siguiendo

la debida diligencia para proteger los intereses de los propietarios al no aceptar pagar al arquitecto por estas reclamaciones como estan presentadas.

En lugar de presentar un gravamen por la cantidad total que el arquitecto reclama, optó por presentar un gravamen separado por cada factura. Incluso presentó un gravamen por una factura de imprimir facturas. Estas decisiones demuestran su nivel constante de no profesionalismo en la realización de negocios. Estos mismos tipos de lapsos de juicio resultaron en estos desafíos que experimentamos con el proceso de aprobación del departamento de bomberos. Estos lapsos de juicio tambien jugaron un papel importante en los retrasos que estamos experimentando en la apertura de la cubierta de la piscina.

La junta ha remitido al abogado de la propiedad para encontrar una resolución a este asunto que proteja el interés de los propietarios.

Estacionamiento al oeste

Después de mucho ida y vuelta con la ciudad de Aventura y las empresas de ingeniería, se ha abierto el área de estacionamiento oeste "Guest Parking". Disponemos de 40 plazas de estacionamiento.

Garaje superior del oeste

En cuanto al Garaje del Oeste Superior, la Junta ha optado por buscar reparaciones del garaje en lugar de una reconstrucción completa. Como recordatorio, la reconstrucción de la terraza de la piscina resultó en sobrecostos de más de \$4 millones sobre el presupuesto propuesto originalmente. Hemos recibido comentarios expertos en ingeniería de que debemos seleccionar cuidadosamente una empresa que trabaje con nosotros para encontrar la solución más rentable.

Si permaneciéramos con el contratista actual, estamos expuestos a un mínimo adicional de \$4.5 millones para completar el proyecto. Alternativamente, estamos evaluando estimados preliminares que indican que los costos de un "enfoque de reparación" para el Garaje del Oeste Superior es de aproximadamente \$2.5 millones, un ahorro de \$2 millones para los propietarios. Se necesita una decisión final en el próximo mes.

Presidente (viene de la pagina 4)

Restaurante

El contrato del restaurante ha sido firmado. El restaurante ofrece una tienda y un menú de diferentes platos. Se abrirá aproximadamente en un plazo de un mes.

Proyectos a completar en 2020

Los siguientes proyectos se completarán este año, apertura completa de la terraza de la piscina, garaje de la superior oeste, pasillos, nuevo gimnasio y baños de la marina



Elección pospuesta

En el momento de este escrito la elección fue pospuesta debido a diferentes cuestiones relacionadas con el proceso electoral:

- 1) La compañía de administración hizo una equivocación y error de no tener la dirección postal correcta para entre 130 y 190 propietarios. Como consecuencia, muchos propietarios no recibieron una boleta y no pudieron votar.
- 2) Debido a que algunos propietarios no recibieron boletas, algunos candidatos y otras personas recibieron grupos de boletas por parte de la oficina de administración para entregar a los propietarios para que votaran. Esto es muy irregular ya que las boletas deben ser manejadas por los propietarios solamente.
- 3) La imprenta encargada de imprimir y enviar las papeletas no pudo confirmar la lista de personas direcciones y a quién enviaba las papeletas por correo.

Con el fin de proteger la integridad de la elección y el derecho a votar, la mayoría de los miembros de la junta decidieron posponer la elección para asegurar que el proceso electoral se lleve a cabo con integridad y para proteger el derecho de las personas al voto.

Anunciaremos en breve el calendario de las elecciones.

Richard Simm
Presidente de la Junta



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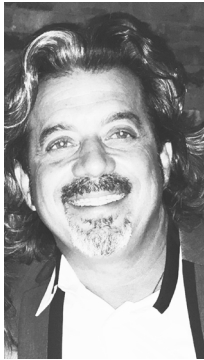
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