



# Tower Talk

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

Volume 18 Issue 12

July 2019

## PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd  
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### TOWER TALK STAFF

**Renate** (zelov3@aol.com)



Newsletter published monthly at no cost for Del Prado by Coastal Group Publications, Inc.

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## Message from the President

Throughout the summer months, we have continued to face the many challenges and we are making progress. Decisions are being made daily to manage the different aspects of the property. The Board has been working hard to plan projects, negotiate contracts, revise day-to-day operations, and try to provide a better quality of life for the community. We are grateful for the ongoing feedback and assistance residents are providing. Step-by-step, we will succeed in our efforts to revitalize Del Prado.

### Upper Deck Garage

Following the City of Aventura guidelines we have added additional poll shores and removed concrete spall from the garage area. Karins Engineering has started the survey of the garage and has collected concrete samples which will be used to complete the analysis of the structure of the garage. The result of the analysis will be used to create a report which will specify and describe the repairs needed to fix the garage. Subsequently, the report will be used as the basis to create a bid package for contractors to bid on the project to repair the garage.

### 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.

*Continued on page 2*

## Mensaje del Presidente

*A lo largo de los meses de verano, hemos seguido afrontando los muchos desafíos y estamos progresando. Se toman decisiones diarias para gestionar los diferentes aspectos de la propiedad. La Junta ha estado trabajando arduamente para planificar proyectos, negociar contratos, revisar las operaciones diarias y tratar de proporcionar una mejor calidad de vida para la comunidad. Estamos agradecidos por los comentarios y las asistencia que los residentes están proporcionando. Paso a paso, lograremos con nuestros esfuerzos mejorar Del Prado.*

### Garaje Superior

*Siguiendo las directrices de la ciudad de Aventura, hemos añadido más postes de soporte y removido concreto de la zona de garaje. Karins Engineering ha iniciado el estudio del garaje y ha recogido muestras de concreto que se utilizarán para completar el análisis de la estructura del garaje. El resultado del análisis se utilizará para crear un informe que especificará y describirá las reparaciones necesarias para arreglar el garaje. Posteriormente, el informe se utilizará como base para crear un paquete de licitación para que los contratistas aplique por el proyecto de reparación del garaje.*

### 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,*

*Pase a la página 4*

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

The fees of the laundry machines have increased to \$1.75 due to the prior board letting the contract renew by default. Unfortunately, the increase was indicated in the contract. We'll be contacting the company to find out if we can get newer machines and attempt to renegotiate the fees.

**Pool Deck**

Following the guidelines of the Fire Department regarding safety exits, we are currently waiting for the vendor to install the rails on the new enhanced marina stairs and an exit gate to be installed by the North Tower 1 lobby. These improvements will allow people to exit to the upper deck garage. We these installations we expecting that the Fire Department will give us the go ahead to open the South Pool.

**Dog Areas**

We started work on two areas for dogs. One is at North West side and the other at the South East side of the property. The areas are being prepared with grass. Please be aware for the benefit of all residents, dog owners need to pick up after their dogs. Fines will be imposed for those owners that disregard the rules.

**Grievance Committee**

The grievance committee is fully operational and is helping curb the pattern of inappropriate behaviors at Del Prado. The purpose of the committee is to inform residents of their violations of the rules and to remind them of the expected behavior for those living at Del Prado. The grievance committee, depending of the gravity of the violation or for repeated violations, will impose monetary fines and in some cases recommend further legal proceedings.

**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 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.

**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."

**New Transponder System for Gate entrance**

We have migrated to the new transponder system. We urge everyone that hasn't obtained the new transponder to apply for it because the old bar system has been discontinued.

Residents that haven't obtained the new transponder must register their vehicles to obtain the new transponder system. We need a copy of your vehicle registration, car insurance, driver's license, resident information form and a car rental agreement if you have a rented vehicle.

If you are renting a parking spot from another owner you will need to bring the rental agreement to the office. You can bring this information to the office or you can email it to [natasha@plazadelprado.net](mailto:natasha@plazadelprado.net) with the Subject: Vehicle Registration.

Once we receive ALL of the information listed above, we will program your transponders and you will be notified via email to pick up the transponder. You will need to bring a check for \$25.00 payable to Plaza Del Prado. Transponders will be installed inside of the windshield and are not transferable. If you change your vehicle after the transpon-

*Continued on page 3*

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

der was installed you must re-register your new vehicle information and pay \$25.00 for a new transponder.

**Community Engagement**

As Board Members, we are fully aware of the disappointment and frustrations owners are facing on a daily basis with the state of Del Prado. At times, it seems that improvement will never happen. However, we are actively planning establishing time-tables and pushing forward on many fronts.

As we do so, we are glad of owners who have specific expertise offering their input, stepping up and joining us as Board members, committee members and meeting participants. We are also heartened by the collaborative relationship that is emerging as a result of our transparency with the City of Aventura and the Miami-Dade Fire Department. Through these relationships, we are learning specifically what we must do to meet the requirements and ensure residential safety.

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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Sold	18011 Biscayne Blvd 1602-1	2/2	1,251	\$175,000	\$175,000
Active	18041 Biscayne Blvd 1604	2/2	1,605	\$365,000	
Active	18061 Biscayne Blvd 602	2/2	1,251	\$280,000	
Active	18051 Biscayne Blvd 401	3/2	1,565	\$249,000	
Active	18041 Biscayne Blvd 1701	2/2	1,565	\$210,000	

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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

retire todos los artículos de sus balcones cuando sea el momento de pintar alrededor de su área de balcón.

**Terraza de la Piscina**

Siguiendo las directrices del Departamento de Bomberos con respecto a las salidas de seguridad, actualmente estamos esperando a que el proveedor instale los rieles en las nuevas escaleras ampliadas de la marina y instale una puerta de salida que se instalará por el vestíbulo de la Torre Norte 1. Estas mejoras permitirán a las personas salir al garaje superior. Con estas instalaciones esperamos que el Departamento de Bomberos nos de el visto bueno para abrir la piscina sur.

**Zonas para Perros**

Empezamos a trabajar en dos áreas para perros. Uno está en el lado noroeste y el otro en el lado sureste de la propiedad. Las áreas se están preparando con césped. Tenga en cuenta que para el beneficio de todos los residentes, los propietarios de perros deben recoger después de sus perros. Se impondrán multas a aquellos propietarios que ignoren las normas.

**Comité de Quejas**  
(Grievance Committee)

El comité de quejas está plenamente operativo y está ayudando a frenar el patrón de comportamientos inapropiados en Del Prado. El propósito del comité es informar a los residentes de sus violaciones de las reglas y recordarles el comportamiento esperado para aquellos que viven en Del Prado. El comité de quejas, dependiendo de la gravedad de la violación o de las violaciones repetidas, impondrá multas monetarias y, en algunos casos, recomendará procedimientos legales.

**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 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 superi-

or 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.

**Nuevo sistema de acceso para la Entrada Principal**

Hemos migrado al nuevo sistema de transpondedor. Instamos a todos los que no han obtenido el nuevo transpondedor a solicitarlo porque el antiguo sistema de barras ha sido descontinuado.

Los residentes que no hayan obtenido el nuevo transpondedor deben registrar sus vehículos para obtener el nuevo sistema de transpondedor. Necesitamos una copia de su registro de vehículo, seguro de automóvil, licencia de conducir, formulario de información para residentes y un contrato de alquiler de auto si tiene un vehículo alquilado. Si está alquilando un puesto de estacionamiento de otro propietario, tendrá que traer el contrato de alquiler a la oficina. Puede llevar esta información a la oficina o puede enviar

Pasa a la página 5



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

un correo electrónico a [natasha@plazadelprado.net](mailto:natasha@plazadelprado.net) con el asunto: "Vehicle Registration."

Una vez que recibamos toda la información anterior, programaremos su dispositivo de acceso "Transponder" y se le notificará por correo electrónico para recoger el dispositivo. Usted tendrá que traer un cheque por \$25,00 pagadero a Plaza del Prado. El Transponder se instalará en el interior del parabrisas y no es transferible. Si cambia su vehículo después de instalar el Transponder debe volver a registrar la información de su nuevo vehículo y pagar \$25,00 por un nuevo Transponder.

**Compromiso con la comunidad**

Como miembros de la Junta, estamos plenamente conscientes de la decepción y frustraciones que los propietarios enfrentan a diario con el estado de Del Prado. A veces, parece que la mejora nunca sucederá. Sin embargo, estamos planificando activamente y avanzando en muchos frentes.

A medida que tratamos de mejorar las cosas, nos complace que hay propietarios con experiencia específica ofreciendo su opinión, dando un paso adelante y uniéndose a nosotros como miembros de la Junta, miembros del comité y participantes de las reuniones. También nos complace la relación de colaboración que está surgiendo como resultado de nuestra transparencia con la ciudad de Aventura y el Departamento de Bomberos de Miami-Dade. A través de estas relaciones, estamos aprendiendo específicamente lo que debemos hacer para cumplir con los requisitos y garantizar la seguridad de los residentes.

Seguimos invitándolo a unirse a nosotros y compartir sus ideas asistiendo a las reuniones de la junta, a las reuniones de comités o simplemente enviando correos electrónicos. Le agradecemos su paciencia mientras trabajamos para mejorar las cosas en la comunidad.

Richard Simm, Presidente de la Junta



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