



# Tower Talk

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

Volume 18 Issue 11

June 2019

## PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd  
Aventura, FL 33160

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### TOWER TALK STAFF

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## Message from the President

In May, steady progress to improve Del Prado continued. Necessary repairs and enhancements recommended by the Fire Department have been started. These repairs should result in the opening of the South Pool. In addition, repairs are underway for the west garage. The contract to paint the building has been executed and painting will begin soon. The installation of tiles continued on elevators hallways in the north towers.

### Contracts

The paint contract was finalized and the company intends to start working within the month. The tile contractor "Tile Discount Center" continues installing tiles on the elevator hallways on towers 1 North and 2 North. They will be starting in the south towers soon. We currently are working with the Carpet Company to install the carpet in Tower 4 north.

### Upper Deck Garage

Following the City of Aventura guidelines, repairs of the west garage, specifically on the area located to the left of the ramp, are in process. Upon completion of these repairs, we are anticipating that the City will allow us to use that area for parking.

We have selected Karins Engineering as the engineering company to prepare the scope of work of the entire west garage. The contract committee was of great help in processing bids, interviewing, and checking references of the companies.

*Continued on page 2*

## Mensaje del Presidente

*En mayo, continuaron los progresos constantes para mejorar Del Prado. Se han iniciado las reparaciones y mejoras necesarias recomendadas por el Departamento de Bomberos. Estas reparaciones deben dar lugar a la apertura de la piscina sur. Además, las reparaciones están en curso para el garaje oeste. El contrato para pintar el edificio ha sido ejecutado y la pintura del edificio comenzará pronto. La instalación de las cerámicas continuó en los pasillos de los ascensores en las torres del norte.*

### Contratos

*El contrato de pintura fue finalizado y la compañía tiene la intención de comenzar a trabajar este mes. El contratista de las cerámicas "Tile Discount Center" continúa instalando cerámicas en los pasillos del ascensor en las torres 1 Norte y 2 Norte. Pronto comenzarán en las torres sur. Actualmente estamos trabajando con la compañía de alfombras para instalar la alfombra en la torre 4 norte.*

### Garaje Superior

*Siguiendo las pautas de la Ciudad de Aventura, las reparaciones del garaje oeste, específicamente en la zona situada a la izquierda de la rampa, están en proceso. Una vez finalizadas estas reparaciones, estamos anticipando que la ciudad nos permitirá utilizar esa zona para el estacionamiento.*

*Hemos seleccionado A Karins Engineering como la empresa de ingeniería*

*Pase a la página 4*

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

Eleven companies participated, with five making the final round of the selection process. These five companies were invited to interviews by the contract committee. Based on pricing, qualifications, experience, and references, Karins Engineering was selected and we are looking forward to working with them.

**Painting of the Building**

Painting will commence in June. The painting consists in painting all exterior areas of the structure of the building including doors. Please be mindful and patient with the painting efforts to avoid damaging your property and the painting efforts.

**Pool Deck**

Following the guidelines of the Fire Department regarding safety exits, we started to enhance the marina stairs. We hired a contractor to build an exit gate by the North Tower 1 lobby that will allow people to exit to the upper deck garage. Fire extinguishers have been purchased to install around the pool area along with exit signs. We'll continue to work with Fire Department to strategize on ways to open the entire pool deck. In the meantime, we are working diligently to secure permission for the partial opening of the south pool based on these efforts.

**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."

**Security**

We have had vandalism in tower 3 North. An entry glass door was broken. The individual was identified, arrested and is currently being prosecuted by the State Attorney's Office for this criminal act. In addition, expenditures for the repairs will be collected from the individual. This kind of behavior will not be tolerated, as evidenced by our proactive work to find this individual. We encourage the community to report any mischievous or suspicious behaviors to the security at the Rotunda or the management office. We are committed to working with the police to provide a safe environment.

**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.

**Change of Board Members**

Bettina Allende has opted to resign from the Board of Directors of Del Prado. We thank her for her service and appreciate her willingness to continue to assist during the transition.

The position was opened and individuals applied. We are appreciative that individuals are willing to step up and offer to serve. Mr. Daniel Rajschmir was selected and approved by the majority of the Board. Mr. Rajschmir expressed his interest in improving Del Prado and indicated his willingness to share his professional knowledge as he is a Mechanical Engineer with post graduate studies. His expertise will assist us as we proceed with the multiple building projects underway.

**Celebrating America**

On July 4<sup>th</sup> America's Independence is celebrated. Abraham Lincoln stated "Government of the people, by the people, for the people, shall not perish from the earth." This notion extends all the way down to our condominium board governance and we appreciate the faith you have placed in us to lead this community. Please be safe and neighborly as we celebrate our freedoms and opportunities in the USA.

Richard Simm  
President of the Board



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

para preparar el plan de trabajo de todo el garaje oeste. El comité de contratos fue de gran ayuda en el procesamiento de ofertas, entrevistas y comprobación de referencias de las empresas.

Participaron once empresas, quedando cinco en la ronda final del proceso de selección. Estas cinco empresas fueron invitadas a entrevistas por el comité de contratos. Basándonos en los precios, las calificaciones, la experiencia y las referencias, Karins Engineering fue seleccionada.

### **Pintura del Edificio**

La pintura comenzará en junio. La pintura del edificio consiste en pintar todas las zonas exteriores de la estructura del edificio incluyendo puertas. Por favor, tenga en cuenta y sea paciente con los esfuerzos de pintura para evitar dañar su propiedad.

### **Terraza de la Piscina**

Siguiendo las directrices del Departamento de Bomberos con respecto a las salidas de seguridad, comenzamos a mejorar las escaleras de la marina. Contratamos a un contratista para construir una puerta de salida en área de la Torre Norte 1 que permitirá a las personas salir garaje superior. Se han comprado extintores de incendios para instalar alrededor del área de la piscina junto con señales de salida. Continuaremos trabajando con el Departamento de Bomberos para crear estrategias sobre formas de abrir toda la cubierta de la piscina. Mientras tanto, estamos trabajando diligentemente para obtener permiso para la apertura parcial de la piscina sur sobre la base de estos esfuerzos.

### **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 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.

### **Seguridad**

Hemos tenido vandalismo en la torre 3 Norte. Una puerta de vidrio de fue dañada y quebrada. El individuo fue identificado, arrestado y actualmente está siendo procesado por la Fiscalía del Estado por este acto criminal. Además, los gastos de las reparaciones se le cobrarán a el individuo. Este tipo de comportamiento no será tolerado, como lo demuestra nuestro trabajo proactivo para encontrar a este individuo. Alentamos a la comunidad a informar cualquier comportamiento sospechoso a la seguridad en la Rotonda o la oficina de administración. Estamos comprometidos a trabajar con la policía para proporcionar un ambiente seguro.

### **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 discontinuado.

Pasa a la página 5



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

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 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.

**Cambio de miembro en la Junta Directiva**

Bettina Allende ha optado por renunciar a la Junta Directiva de Del Prado. Le damos las gracias por su servicio y agradecemos su disposición a continuar ayudando durante la transición.

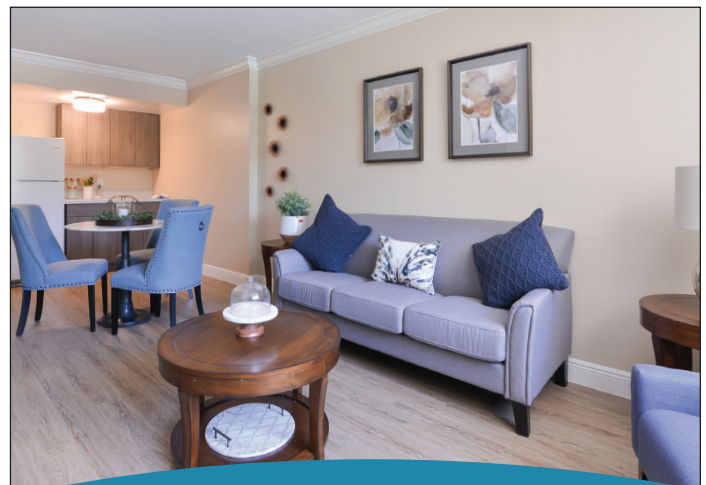
Se abrió la posición aplicaron varios individuos. Agradecemos que las personas estén dispuestas a dar un paso adelante y ofrecer servicio. El Sr. Daniel Rajschmir fue seleccionado y aprobado por la mayoría de la Junta. El Sr. Rajschmir expresó su interés en mejorar Del Prado e indicó su voluntad de compartir sus conocimientos profesionales, ya que es Ingeniero Mecánico con estudios de postgrado. Su experiencia nos ayudará a continuar con los múltiples proyectos de construcción en curso.

**Celebrando a Estados Unidos**

El 4 de julio se celebra la Independencia de Estados Unidos. Abraham Lincoln declaró: "El gobierno del pueblo, por el pueblo, por el pueblo, no perecerá de la tierra". Esta noción se extiende hasta nuestro gobierno de la junta de condominios y apreciamos la fe que usted ha depositado en nosotros para dirigir esta comunidad. Por favor, cuídese y sea cordial mientras celebramos nuestras libertades y oportunidades en los EE.UU.

Richard Simm

Presidente la Junta Directiva



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