



Tower Talk

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

Volume 19 Issue 10

May 2020

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160

www.continentalconnect.com/plazadelprado

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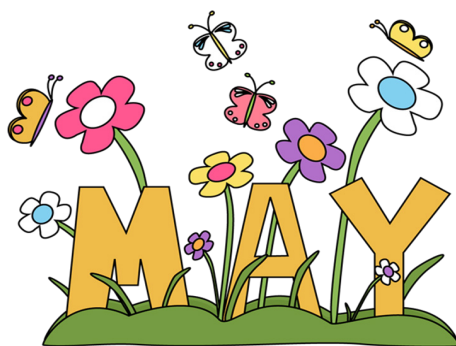
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Mon - Friday.....8-12 PM and 1- 4PM

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

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MESSAGE FROM THE PRESIDENT

CORONA VIRUS PANDEMIC

Authorities have created plans to allow residents to safely get back to work and back to enjoying public outdoor spaces, but it is important that we continue to practice social distancing, wear face masks and take it upon ourselves to be accountable and continue doing our part to slow the spread of the COVID-19 coronavirus.

I ask that you to allow elderly residents to ride the elevators by themselves or with family members during this crisis period. This is a courtesy that Del Prado residents should extend to our most vulnerable neighbors.

The management office is open. In addition it's taking requests via email at manager@plazadelprado.net and via phone at the office 305-931-5643 or Rotunda at 305-931-3544.

The condominium staff has been instructed to frequently clean door knobs, elevators, surface areas, etc.

Common areas, such as Gym, Tennis Court, Play Rooms, Salon de Esta, etc, remain closed.

MENSAJE DEL PRESIDENTE

PANDEMIA DEL VIRUS CORONA

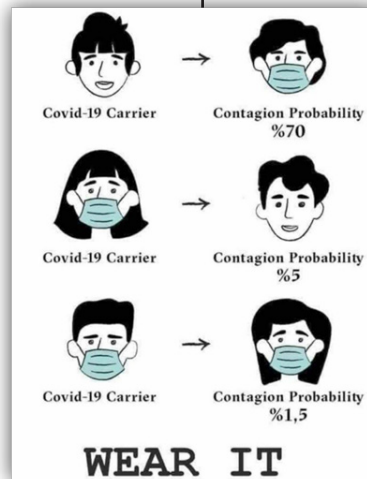
Las autoridades han creado planes para permitir que los residentes vuelvan al trabajo de forma segura y vuelvan a disfrutar de espacios públicos al aire libre, pero es importante que continuemos practicando el distanciamiento social, usando máscaras faciales y que

nosotros mismos seamos responsables y sigamos haciendo nuestra parte para frenar la propagación del coronavirus COVID-19.

Les pido que permitan a los residentes de edad avanzada usar los ascensores por sí mismos o con los miembros de la familia durante este período de crisis. Esta es una cortesía que los residentes de Del Prado deben extenderse a nuestros vecinos más vulnerables.

La oficina de administración está abierta. A su vez la oficina está tomando las solicitudes por correo electrónico en manager@plazadelprado.net y por teléfono en la oficina 305-931-5643 o Rotunda en 305-931-3544

El personal del condominio ha sido instruido para limpiar con frecuencia perillas de puertas, ascensores, áreas de superficie, etc.



Continued on page 2

Pasa a la página 5

President (cont. from page 1)

Here and below are some updates on the latest News, Government Agencies' announcements, and Notices from the Management office but please follow the news closely as the announcements are changing by the day.

The County Mayor has ordered the closure of the following types of businesses:

- Bars
- Clubs
- Movie theaters
- Gymnasiums
- Fitness studios
- Bowling alleys
- Concert houses
- Playhouses
- Arcades

The following businesses are allowed to be open:

- Grocery stores
- Restaurants
- Pharmacies
- Gas Stations
- Convenience stores
- Retail Malls and all Retail Businesses
- Grooming Businesses, inc hair salons, barber shops, and nail salons;
- Real Estate Offices;
- Commercial Offices; and,
- Manufacturing and factory establishments.

UPDATES ON THE STATUS OF THE SPECIFIC PROJECTS:

Despite the challenges with the pandemic, we want to report on progress made with our existing projects.

North Pool Permit Granted

Good news to report! We have progress! Del Prado has a permit to OPEN the North swimming pool.

After many months of meetings upon meeting with public officials, multiple confusing inspection results, and, frankly, hours of humbling effort to build the relationships, to redo faulty plans and to overcome missteps, persistency and enduring tenacity has succeeded. We have learned much through the process. For my part, I have learned about permit and code requirements. I have had an opportunity to share our frustrating experiences with government officials and have built positive and hopefully lasting relationship with Miami Dade Fire Department, Miami Dade Deputy Mayor Maurice Kemp and Commissioner Sally Heyman.

The key to overcoming the issues with multiple inspections was directly connected to hiring a qualified and steadfast architect who understood the requirements and was adept at guiding us through the process. If we would have had good contracts with proper terms and technical specifications, we

could have avoided the situations that delayed our use of the pool facilities for over a year since the job was completed. Because the contractor did not file the proper permits at the onset of the project and rebuilt the deck against code by removing the set of stairs that was part of the evacuation route from the Pool Deck, we have all suffered.

The new architect is currently working on set of plans to present to Fire Department to open the entire Pool Deck. The preliminary plans include the addition of a stair by the South Pool leading to outside of the garage and another set of stairs by the ramp on the upper west deck garage.

Now unfortunately, because of the COVID-19 Pandemic, we are not immediately able to use the pool. However, as soon as South Florida and Aventura open back up and lift the restrictions, please plan to SPLASH AWAY and enjoy using the North Pool!

Upper Deck Garage and Hallways

The garage project continues to be a difficult and contentious matter. It involves a significant amount of money and impacts the quality of our lives and the value of our investment. We have been trying work out the issues in the contract for some time now and we made progress in the negotiations.

Continued on page 3

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President (cont. from page 2)

We are trying to make sure the contract has provisions that protect the association legally and at the same time to make sure the project executed successfully. To date, our engineer has enhanced our process by producing a book of specifications regarding materials, repair methods, and code compliance. These items were not part of the original contract. He also included specification of items for the contractor to confirm and agree to as essential parts of the contract. This specification book is being negotiated as part of the proposed contract to the contractor for his acceptance. These items are drafted strengthen the contract and protect owner’s interest.

The hallway contract is going well and is almost complete. The contract should be finalized very soon.

Painting

Ninety percent (99%) done!! Please report to the office any issue that may see in your balcony or any other area of the building. Based on feedback from the contractor, the building painting will be completed by the end of May. We appreciate your patience and continued cooperation with this massive effort.

Del Prado Market

The restaurant/convenient store is open! They have a variety of products and food. At a time like this, with the pandemic interrupting our most basic functions, it’s great that we have such a service here and we don’t have to go outside the property. Please support the store so that we can maintain this convenience that many condominiums don’t have the luxury to have. They offer a variety of prepared foods, pizza, ice cream, drinks, etc. They also are providing gloves and other supplies to help with your COVID-19 preparations as you start to venture outside of Del Prado. That said, *visiting the Del Prado Market can save you a trip to the grocery store.*


Dog Areas

While Del Prado is not a dog friendly condominium, we accept service pets for those owners that qualify under Federal law. To accommodate these owners, we have designated specific areas for dog relief. There are now three dog relief locations. Two areas are located towards the west corner of the North Building. The other location is located at the east

Continued on page 4

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President (cont. from page 3)

of the South Building toward the water. The barbecue area is off limits for dog relief. Any owner found to be in violation and not using the designated areas will be fined \$100 per incident. *Please be a good neighbor and collaborate to keep our property clean.*

Littering And Trash Disposal

Littering in the property grounds is prohibited and those caught will be fined \$100 dollars per incident. There are designated areas and trash bins around the property. Large items and not properly bagged items are prohibited from being thrown down the trash chutes.

Workers doing construction work in units are responsible for their own trash and disposal of it. Please be a good neighbor and collaborate to keep our property clean.

FUNCTIONING IN THE NEW NORMAL

We are all anxious to return to normal but as we are all learning, normal is now quite different. We should all be proud that we were able to “flatten the curve” but also be mindful that the virus remains and is very contagious. I urge you, that even though governmental authorities are lifting some restriction, it is critical that we not let our guard down but instead that we continue to work collaboratively, observing social distancing guideline, following the guidance on wearing face masks in common areas, and keeping up our personal efforts to wash hands frequently.

As I noted in the last few Tower Talks, living in a high rise condominium brings particular challenges during this type of crisis. Those challenges have not changed though we will experience more freedoms. With everyone still at home for ongoing and extended period, we should continue to be cognizant of our neighbors when we engage in our daily activities, considering noise levels, cleaning routines, etc.

As Del Prado residents, each of you has demonstrated kindness, decency and understanding through a range of small acts. I appreciate your efforts and wish you continued safety as we all continue to learn to how navigate this new normal.

Thank you and be safe.
Richard Simm
President of the Board

Reminder COVID-19 Information and Protocols

Information from Miami Dade County

- If you are a senior citizen and you have any problems getting meals, please call the County’s 311 Call Center.
- Individuals in Miami-Dade County who believe they may have been exposed to COVID-19 should call the Florida Department of Health at 305-324-2400. If you have a medical provider, call them. If traveling to a medical office or facility, call ahead. For questions about COVID-19 in Florida, please call the Florida Department of Health at 1-866-779-6121.
- Follow CDC prevention guidelines.
- Call your doctor or Florida Department of Health at 305-324-2400: If you think you have been exposed to COVID-19 and develop a fever and symptoms, such as cough or difficulty breathing.
- If you are elderly please keep phone numbers and keep in close contact with your Family members, Care givers, Doctors, and neighbors. You can reach the **Management office at 305-931-5643** and **Rotunda at 305-931-3544**.
- Wear face masks in Public.
- Try to avoid groups of 10 or more people.
- Cleaning the surfaces frequently (glass, metal , floor, handles)
- Limit contact with staff and **other** residents as much as possible.
- Avoid close contact with others, especially those who are sick.
- Avoid touching your eyes, nose or mouth.
- Stay home as much as possible and practice quarantine protocols when sick.
- Cover your cough or sneeze with a tissue, then throw your tissue in the trash.
- Clean and disinfect frequently touched objects and surfaces using a regular household cleaning spray or wipe.
- Wash your hands often with soap and water for at least 20 seconds, especially after going to the bathroom, before eating and after blowing your nose, coughing or sneezing, or if they are visibly dirty.
- Use sanitizer (at least 60% alcohol) when soap is not available.

The Condominium Staff continues to implement the following procedures:

- Wearing face masks and gloves in common areas.
- Frequently used common area door handles and elevator button panels are being cleaned every several hours. The Front Desk team will also be assisting with this task for the Rotunda area in the absence of the Housekeeping staff at night.
- Each floor’s trash room door handles are being wiped down along with the trash chute doors in the morning and afternoons.
- Public restrooms are also being cleaned twice a day.
- While the Association team is implementing the above, it is each resident’s responsibility to also take protective measures for themselves.

Presidente (viene de la pagina 1)

Las zonas comunes, como Gimnasio, Salón de Belleza, Salón de Esta, etc., han sido cerradas.

Aquí hay algunas actualizaciones sobre las últimas noticias, anuncios de agencias gubernamentales y avisos de la oficina de administración, pero por favor siga las noticias de cerca como porque los anuncios están cambiando diariamente.

El Alcalde del Condado ha ordenado el cierre de los siguientes tipos de negocios:

- Barres
- Clubes
- Salas de cine
- Gimnasios
- Salas de Bowling
- Salas de conciertos
- Casas de juegos
- Arcades
- Cocinas de restaurantes (pueden permanecer abiertas para llevar y entrega)

Los siguientes negocios están abiertos:

- Tiendas de comestibles
- Restaurantes

- Farmacias
- Gasolineras
- Tiendas de conveniencia
- Mall
- Oficinas Comerciales
- Oficinas de bienes raíces
- Fábricas de manufactura
- Peluquerías, barberías y salones de uñas;

**ACTUALIZACIONES
SOBRE EL ESTADO DE LOS
PROYECTOS ESPECÍFICOS:**

Piscina del Norte – Permiso Obtenido
¡Buenas noticias para informar!
¡Tenemos progresos! Del Prado tiene permiso para ABRIR la piscina Norte.

Después de muchos meses de reuniones con funcionarios públicos, múltiples resultados de inspección confusos y, francamente, horas de esfuerzo humilde para construir las relaciones, rehacer planes defectuosos y superar los pasos en falso, la persistencia y la tenacidad duradera han tenido éxito. Hemos aprendido mucho a través del proceso. Por mi parte, he aprendido acerca de los requisitos de permiso y código. He tenido la oportunidad de compartir nuestras experiencias frustrantes con

funcionarios del gobierno y he construido una relación positiva y, con suerte, duradera con el Departamento de Bomberos de Miami Dade, el vicealcalde de Miami Dade Maurice Kemp y la comisionada Sally Heyman.

La clave para superar los problemas con múltiples inspecciones estaba directamente relacionada con la contratación de un arquitecto calificado que entendía los requisitos y era experto en guiarnos a través del proceso. Si hubiéramos tenido buenos contratos con los términos adecuados y las especificaciones técnicas, podríamos haber evitado las situaciones que retrasaron nuestro uso de las instalaciones de la piscina durante más de un año desde que se completó el trabajo. Debido a que el contratista no presentó los permisos adecuados al inicio del proyecto y reconstruyó la terraza de la piscina contra el código quitando las escaleras que formaban parte de la ruta de evacuación de la terraza de la piscina, todos hemos sufrido.

El nuevo arquitecto está trabajando actualmente en un conjunto de planes para presentar al Departamento de Bomberos para abrir toda la cubierta de la piscina. Los planes preliminares incluyen la adición de una escalera junto a la piscina sur que conduce a fuera del garaje y otro conjunto de escaleras por la rampa en el garaje de la cubierta oeste superior.

Ahora, por desgracia, debido a la pandemia COVID-19, no podemos utilizar inmediatamente la piscina. Sin embargo, tan pronto como el sur de la Florida y Aventura se abren de nuevo y levantar las restricciones, por favor, planee SPLASH AWAY y disfrute de usar la piscina del norte!





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Presidente (viene de la pagina 5)**Garaje Superior y Pasillos**

El proyecto de garaje sigue siendo un asunto difícil y contencioso. Implica una cantidad significativa de dinero e impacta la calidad de nuestras vidas y el valor de nuestra inversión. Hemos estado tratando de resolver las cuestiones del contrato desde hace algún tiempo y hemos hecho progresos en las negociaciones. Estamos tratando de asegurarnos de que el contrato tenga disposiciones que protegen a la asociación legalmente y al mismo tiempo para asegurarnos de que el proyecto se ejecuta con éxito. Hasta la fecha, nuestro ingeniero ha mejorado nuestro proceso mediante la producción de un libro de especificaciones con respecto a los materiales, los métodos de reparación y el cumplimiento del código. Estos artículos no formaban parte del contrato original. También incluye la especificación de los artículos para que el contratista confirme y acepte como partes esenciales del contrato. Este libro de especificaciones se está negociando como parte del contrato propuesto al contratista para su aceptación. Estos artículos se redactan para fortalecer el contrato y proteger el interés del propietario.

El contrato de los pasillos va bien y está casi completo. El contrato debe finalizarse muy pronto.

Áreas para Perros

Aunque Del Prado no es un condominio que admite perros, debido a la ley federal aceptamos mascotas de servicio para aquellos propietarios que califican bajo la ley. Tomando esto en consideración hemos designado algunas áreas para el alivio del perro. Ahora hay tres lugares de alivio para perros. Dos áreas se encuentran hacia la esquina oeste del Edificio Norte. La otra ubicación



se encuentra en el este del edificio sur hacia el agua. La zona de barbacoa está prohibida para el alivio de perros. Cualquier propietario que se encuentre en violación y no use estas áreas será multado con \$100 por incidente. Por favor, sea un buen vecino y colabore para mantener la propiedad limpia.

Pintura del Edificio

Noventa por ciento (99%) ¡¡Hecho!! Por favor reporte a la oficina cualquier problema en su balcón o otras áreas de la propiedad. Sobre la base de los comentarios del contratista, la pintura del edificio estará terminada a finales de Mayo. Agradecemos su paciencia y la cooperación continua con este esfuerzo masivo..

Limpieza y Desecho de la basura

La basura en los terrenos de la propiedad está prohibida y los que sean descubiertos serán multados con \$100 dólares por incidente. Hay áreas designadas y papeleras en todo el establecimiento. Los artículos grandes y los artículos que no estén debidamente embolsados tienen prohibido ser arrojados por los conductos de basura.

Los trabajadores que hacen trabajos de construcción en las unidades son responsables de su propia recolección de residuos y eliminación de la misma. Por favor sea buen vecino y colabore para mantener la propiedad limpia.

Vivimos en un momento muy volátil y difícil de la historia. Estas próximas semanas y meses seguramente traerán muchos más desafíos, pero si todos tenemos paciencia, considerados y con visión de futuro, podemos superar lo con éxito. Como señalé el mes pasado, vivir en un condominio de gran altura trae desafíos particulares durante este tipo de crisis. Con todo el mundo todavía en casa durante un período continuo y prolongado, debemos seguir siendo conscientes de nuestros vecinos cuando participamos en

Pasa a la página 7



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Presidente (viene de la pagina 6)

nuestras actividades diarias, teniendo en cuenta los niveles de ruido, rutinas de limpieza, etc.

Como residentes de Del Prado, cada uno de ustedes ha demostrado bondad, decencia y comprensión a través de una serie de pequeños actos. Agradezco sus esfuerzos y le deseo seguridad continua, ya que todos aprendemos a navegar por este nuevo memento.

VIVIENDO EN LA NUEVA NORMAL

Todos estamos ansiosos por volver a la normalidad, pero como todos estamos aprendiendo, lo normal es ahora muy diferente. Todos deberíamos estar orgullosos de haber podido "aplanar la curva", pero también debemos ser conscientes de que el virus permanece y es muy contagioso. Les insto a que, a pesar de que las autoridades gubernamentales están levantando algunas restricciones, es fundamental que no bajemos la guardia, sino que sigamos trabajando en colaboración, observando las directrices de distanciamiento social, siguiendo las instrucciones sobre el uso de máscaras faciales en áreas comunes y manteniendo nuestros esfuerzos personales para lavarnos las manos con frecuencia.

Como señalé en el último mensaje, vivir en un condominio de gran altura trae desafíos particulares durante este tipo de crisis. Esos desafíos no han cambiado, aunque experimentaremos más libertades. Con todo el mundo todavía en casa durante un período continuo y prolongado, debemos seguir siendo conscientes de nuestros vecinos cuando participamos en nuestras actividades diarias, teniendo en cuenta los niveles de ruido, rutinas de limpieza, etc.

Como residentes de Del Prado, cada uno de ustedes ha demostrado bondad, decencia y comprensión a través de una serie de pequeños actos. Agradezco sus esfuerzos y le deseo seguridad continua, ya que todos seguimos aprendiendo a navegar por esta nueva normalidad.

Gracias y este a salvo.

Richard Simm
Presidente de la Junta



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INFORMACIÓN Y PROTOCOLOS DE COVID-19

Información del Condado de Miami Dade

- Si usted es un anciano y tiene algún problema para recibir comidas, llame al Centro de Llamadas 311 del Condado.
- Las personas en el condado de Miami-Dade que creen que pueden haber estado expuestas a COVID-19 deben llamar al Departamento de Salud de Florida al 305-324-2400. Si tiene un proveedor médico, llámelos. Si viaja a un consultorio médico o centro, llame con anticipación. Para preguntas sobre COVID-19 en Florida, llame al Departamento de Salud de Florida al 1-866-779-6121.

Estas son algunas recomendaciones:

- Siga las pautas de prevención de los CDC.
- Llame a su médico o al Departamento de Salud de Florida al 305-324-2400: Si cree que ha estado expuesto a COVID-19 y presenta fiebre y síntomas, como tos o dificultad para respirar.
- Si usted es mayor de edad, por favor mantenga los números de teléfono y mantenga un contacto cercano con sus familiares, cuidadores, médicos y vecinos. Puede comunicarse con la oficina de administración en 305-931-5643 y Rotonda al 305-931-3544.
- Use Mascaras faciales en Publico
- Trate de evitar grupos de 10 o más personas.
- Limpieza frecuente de las superficies (vidrio, metal, suelo, asas)
- Limite el contacto con el personal y otros residentes tanto como sea posible.
- Evite el contacto cercano con personas enfermas.
- Evite tocarse los ojos, la nariz o la boca.
- Quédese en casa cuando esté enfermo.
- Cubra la tos o estornude con un pañuelo de papel y, a continuación, tire el tejido a la basura.
- Limpie y desinfecte los objetos y superficies tocados con frecuencia con un spray o toallita de limpieza doméstica regular.
- Lávese las manos a menudo con agua y jabón durante al menos 20 segundos, especialmente después de ir al baño, antes de comer y después de sonarse la nariz, toser o estornudar, o si están visiblemente sucias.
- Use desinfectante (al menos 60% de alcohol) cuando no haya jabón disponible.

El personal del condominio está implementando los siguientes procedimientos:

- Uso de Mascaras faciales y guantes.
- Las manijas de las puertas de áreas comunes y los paneles de botones del ascensor se limpian cada varias horas. El equipo de recepción también estará ayudando con esta tarea para la zona de la Rotonda en ausencia del personal de limpieza por la noche.
- Las manijas de las puertas de la sala de basura de cada piso están siendo limpiadas junto con las puertas de los conductos de basura en la mañana y por la tarde.
- Los baños públicos y el equipo de gimnasio también se limpian dos veces al día.
- Mientras que el equipo de la Asociación está implementando lo anterior, es responsabilidad de cada residente tomar también medidas por sí mismos, tales como la limpieza del equipo de gimnasio que utilizan antes y después de su uso.

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DEL PRADO REAL ESTATE
BY MIRIAM MIZRAHI
English - Spanish - French - Italian - Hebrew

WHY YOU SHOULD HIRE A REAL ESTATE AGENT?

Negotiation Skills

Any good agent will have the skills required to negotiate properly when an offer is made. For people who are buying, a good negotiator is essential to getting a good price and ensuring that everything is in order. For people who are selling, a good negotiator is needed to ensure that the buyers are not trying to take advantage of you.

A qualified real estate agent will have knowledge of the property market, buy and selling trends and how to attract buyers or find properties. The experience that the agent has, also makes it easier and faster for them to determine all the information necessary for the sale or purchase.

Experience

Reliable

The knowledge, experience and network make the real estate agent reliable and will help your transaction run smoothly. Of course, you need to ensure that you are getting the right agent and that they are correctly qualified to help you.

Thinking about selling? Renting or Buying?
Call me now! Miriam
(786) 290-9090

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1101-3S	2B/2B	SOLD!
202-3S	1B/1B	UNDER CONTRACT!
1904-3S	2B/2B	Reduced Price! Ready to sell, gorgeous unit!
1001-3N	2B/2B	Seller motivated!!! Lowest price, best deal
803-1	1B/1B	UNDER CONTRACT!