



Tower Talk

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

Volume 20 Issue 4

November 2020

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160

www.continentalconnect.com/plazadelprado

BOARD MEMBERS

President..... Patricia Hopkins
Vice President Rose Joseph
Treasurer Tuna Alper
Secretary.....Melanie Galliani
Director.....Dr. Debora Cova

Prop. Manager Gary Fiegler

IMPORTANT #'S

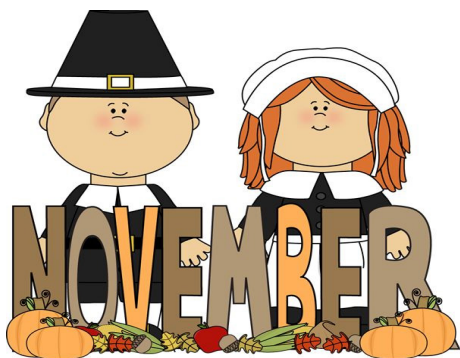
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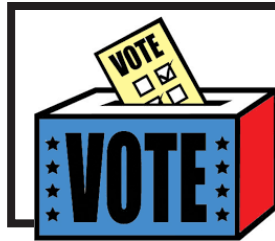
Mon - Friday.....8-12 PM and 1- 4PM

TOWER TALK STAFF

Renate (zelov3@aol.com)



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THE ANNUAL ELECTION MEETING

Will be held on **JANUARY 21, 2020 at 7:00 pm**
In the auditorium at Plaza Del Prado,
18051 Biscayne Blvd, Aventura, FL

Message from the President

We hope you all had a pleasant Thanksgiving. Another year is almost over and soon we will have the Board of Directors election in January 2021. All seven Board positions will be on the ballot for reelection and it is recommended that every owner who feels strongly about Del Prado and willing to contribute should consider to run for the Board. Del Prado needs qualified individuals with commitment and experience to be on the Board. The issues we are facing are enormous and they can only be solved with help and participation of every unit owner. Soon you will receive an announcement for the election process and you are encouraged to consider running for the Board if you think you can make a difference to contribute to the quality of living at Del Prado.

We had an organizational meeting on November 19, 2020. As a result, Patricia Hopkins was elected as President and Rose Joseph as Vice President until the new elections in January 2021. The remaining positions on the Board stayed the same. Daniel Rajschmir, appointed to the Board in August of 2019, decided to resign from the Board due to personal reasons. This organizational change was done to speed up the approval and progress of the pending projects and we have many of them. We would like to thank Daniel Rajschmir for all the work he has done.

Del Prado Condo Lawyer revised the hallway renovation contract for Accelerate Remediation (AR), by separating it into three contracts that will be exercised consequently in three phases. The Board of Directors approved these contracts in an open Board meeting on November 17, 2020. The first phase consists of Towers 4N, 3N and 2N. After the completion of these hallways, the second phase consisting of Towers 1N, 1S and 2S, will start. The third phase consists of Towers 3S and 4S. The contractor will obtain a bond for the first phase and after the work is completed/approved, a bond for the second phase will be obtained. Following completion of the second phase, the third and the final phase will be bonded and processed. The restoration of the hallways is expected to be completed in approximately one year. Additional information will be sent to all the residents when AR is ready to start the renovations.

Del Prado purchased hallway tiles and carpets in 2018, sconces and wallpapers in 2020. All of these materials are waiting to get installed after AR completes the

Continued on page 2

President (cont. from page 1)

renovation of the hallways. As soon as AR completes the renovation of sufficient number of hallways, elevator lobby tiles and wallpapers will start to be installed, followed by installation of sconces. Then carpet and baseboard installations will follow. The residents will be kept informed as hallway renovations progress and your cooperation will be requested to make sure the work gets done in a timely fashion.

By the time you get this Tower Talk, probably you will have the 2021 budget. As you had been informed in the previous Tower Talk, there has been a significant increase in the wind insurance premium for 2021. This will cause as much as 80% increase in the multiperil insurance payments and thus resulting in substantial increase in our budget expenses. Although our goal was not to have any increase in the maintenance fees for 2021, it was inevitable. However, the maintenance fees for 2021 will increase a modest 4% to keep the budget balanced. The increase is believed to be reasonable since we had no increase in the last three years and the annual cost of living has been approximately 2%.

The Board solicited and obtained proposals from seven property management companies, including First Service, for 2021. These proposals were analyzed and three best proposals were negotiated. As a result, AKAM property management company of Dania Beach, FL, was selected to manage Plaza Del Prado in 2021. The contract was recently signed and AKAM will start on January 1, 2021. Currently there is a transition from FS to AKAM.

AKAM has been in business for management of properties for the past 37 years. They provide management services in New York and Florida. Del Prado contract with AKAM provides a savings of \$90,000 to the Association in the first year and AKAM will maintain the same staffing as we currently have. Their staff will provide front desk service 112 hours per week and 7 days per week. The contract also has a cancellation clause with a 60 days advance notice with no cancellation penalty. Del Prado is facing many issues for the past several years and it is hoped that a change in management company will provide the needed stimulus to allow Del Prado to overcome many of these issues and move forward.

We take this opportunity to express our appreciation to FS for the management services they provided during the past 7 years. Their cooperation through this transition to AKAM is also very much appreciated.

The Board is trying to strengthen security, take measures to keep premises clean, eliminate damage to property, make sure residents obey the parking rules, insure dogs are taken to pet areas, any release dogs cause is always picked by the

owners. Del Prado is our home and we all should act like that. We are in the process installing additional cameras to better monitor the facilities. As we all know, without individual efforts of all residents, whatever measures are taken is never sufficient and we are appealing to you all to take good care of the common areas.

Every resident living at Del Prado is required to register their cars and get a transponder to enter the property. This was approved by the Board of Directors and the residents were informed. There will be no exceptions and cars not equipped with a transponder will be required to park in the shopping area parking lot by obtaining a parking sticker from the gate security.

As we approach the holiday season and the new year, we wish you all happy holidays and a prosperous and a successful and healthy new year. Please always be conscious of COVID-19 and make sure you wear a facial MASK, maintain SOCIAL DISTANCE and DISINFECT your hands regularly.

Wish All the Best, Patricia Hopkin

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SWEET POTATO CASSEROLE

- 5 sweet potatoes
- 1/4 teaspoon salt
- 1/4 cup butter
- 2 eggs
- 1 teaspoon vanilla extract
- 1/2 teaspoon ground cinnamon
- 1/2 cup white sugar
- 2 tablespoons heavy cream
- 1/4 cup butter, softened
- 3 tablespoons all-purpose flour
- 3/4 cup packed light brown sugar
- 1/2 cup chopped pecans



Preheat oven to 350 degrees F. Lightly grease a 9x13 inch baking dish. Bake sweet potatoes 35 minutes, or until they begin to soften. Cool slightly, peel, and mash. In a large bowl, mix the mashed sweet potatoes, salt, 1/4 cup butter, eggs, vanilla extract, cinnamon, sugar, and heavy cream. Transfer to the prepared baking dish. In a medium bowl, combine 1/4 cup butter, flour, brown sugar, and chopped pecans. Mix with a pastry blender or your fingers to the consistency of course meal. Sprinkle over the sweet potato mixture. Bake 30 minutes in the preheated oven, until topping is crisp and lightly browned.

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WATER WISE SAVINGS

Although we tend to think about reducing our water consumption often during hot summer months, cutting water consumption is always a good idea any time of year. Here are some practical tips to help you use water wisely.

- Don't use your toilet as an ashtray or wastebasket
- Take shorter showers. If the shower has a single hand control or shut off valve, turn off the flow while soaping or shampooing.
- Turn off the water while brushing your teeth or shaving.
- Fully load your automatic dishwasher before you run it. Fill the sink with water to pre-rinse dishes before putting them in the dishwasher. If you wash dishes by hand, don't leave the rinse water running.
- Turn the faucet off while cleaning vegetables. Rinse them in the sink with the drain closed or in a pan of water.
- Refrigerate a bottle of drinking water instead of letting a faucet flow until the water is cold enough to drink.
- Get any leaks or drips fixed immediately.



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