



Tower Talk

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

Volume 20 Issue 9

April 2021

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160
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TOWER TALK STAFF

Dan Spevack



Newsletter published monthly at no cost for Del Prado by Coastal Group Publications, Inc. Contact CGP at: (305) 981-3503 or www.cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.



PRESIDENT'S MESSAGE

Dear Residents,

As we wrap up our third month as a board, we have worked very hard and as quickly as possible on the restoration and repair of our complex. As I stated in my previous message, we as a new board, are diligently working on resolving im-



mediate repairs, such as the replacement of boilers and the North Tower generator, negotiating final approvals with the garage restoration and opening the south pool and deck, all while proceeding with the lawsuits against our association. Despite these obstacles, please know that these are our top priorities and we will continue to put our best efforts in ensuring that they are properly executed as soon as possible. We hope that resolution is in the near future. It's been a long and painstakingly slow process. With Akam's support, we have meticulously been completing the bidding solicitations, engineering reports and other prerequisites needed to engage in replacing the boilers, north roof, cooling tower lifts and north generator. Each of these are major repairs and much prep work and planning is required. We have negotiated through the lawsuit involving Mosegui and Yaeger in Tower 4 North and are waiting for final transactions to end the case and for restoration work to begin shortly.

We have signed a contract with Oracle Elevator Service and they have made, and will continue to make, the necessary repairs to ensure that the elevators are working properly and are dependable. We have also signed a contract with OpticalTel as our new cable and internet service provider and once installation is complete, we will all benefit from the great pack-

Continued on page 2

President (cont. from page 1)

age that they provide and enjoy the savings of not having to pay a separate internet bill.

We have completed the bidding process and matrix for a new security company and we will be formally voting as a board to select one at the next board meeting. Speaking of security, I continue to urge all residents to use our transponder system so that we can maximize our security personnel’s focus on identifying and responding to unauthorized entry and parking. If you have not done so already, please be sure to stop by the management office to register your car and purchase a transponder.

As the new president of the Board, an extremely important task that I have had to undertake is to understand not only the history of Del Prado, but the perspectives of the residents, both old and new. The following point of view of a longtime resident and present secretary of the Board, Dan Spevack, echoes the

sentiments of the majority of the board and brings to light the fiduciary decisions that we are soon to face.

“Back in 1971-72 when Del Prado was built, we had a luxury community. The makeup of the community consisted primarily of retirees and seniors that could afford it. However, the majority of owners have consistently chosen not to fund reserves. The attitude was, “Why should it be in the association’s pocket when I can keep it in mine earning interest? Besides, what



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President (cont. from page 2)

they are saving up for I may not live long enough to benefit from, so I'd rather leave it to my family. I'll pay for it when the time comes." Unfortunately, this attitude is now affecting everyone. For too long, boards have been focused on keeping the budget the same. This is a social community. No one wants to be the guy that everyone hates because he raised the budget out of reach of somebody. It might be the right thing to do for the community, but the wrong thing if you want to get re-elected, or even liked. Even this document will cost me votes in the next election...but it needs to be said: Expenses are going up.

There are two ways to operate a community:

1. Minimalist. We look at what people are willing to pay and we keep the cost low for them. In the meantime, we don't fix things that need fixing and we will never afford improvements. As expenses go up, the community goes into a downward spiral.
2. Realist. We remember that we all have an obligation to provide our fair share for the common good. We spend what needs to be spent to bring the com-

munity back to the level of where one would desire to live. The needs of the community as a whole outweigh the needs of the individual.

While we were so busy working on improvements, we weren't paying attention to the deterioration of capital expenditures. Because so many of these things have now reached critical status, the amount of money we have to spend to fix them before they become inoperable (some aren't operable now), is more that we have in our budget. We are all tired of the construction here. We just want to enjoy the property. To do that we have to get everything done."

Our community has changed over the years and not only do we need to materialize the necessary repairs and improvements, but we also need to ensure that we situate ourselves to thrive in this next phase of our history so that our investment can continuously increase in step with the City of Aventura.

Best regards,

Roberto Sanchez



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MENSAJE DEL PRESIDENTE

Estimados residentes,

Al concluir nuestro tercer mes como junta, hemos trabajado muy duro y lo más rápido posible en la restauración y reparación de nuestro complejo. Como dije en mi mensaje anterior, nosotros, como nueva junta, estamos trabajando diligentemente para resolver las reparaciones inmediatas, como el reemplazo de las calderas y el generador de la Torre Norte, negociando las aprobaciones finales con la restauración del garaje y abriendo la piscina y la terraza del sur, todo mientras se procede con los juicios contra nuestra asociación. A pesar de estos obstáculos, sepa que estas son nuestras principales prioridades y continuaremos haciendo nuestro mejor esfuerzo para garantizar que se ejecuten correctamente lo antes posible. Esperamos que la resolución sea en un futuro próximo. Ha sido un proceso largo y laboriosamente lento. Con el apoyo de Akam, hemos estado completando meticulosamente las solicitudes de licitación, los informes de ingeniería y otros requisitos previos necesarios para participar en el reemplazo de las calderas, el techo norte, los elevadores de la torre de enfriamiento y el generador norte. Cada una de estas son reparaciones importantes y se requiere mucho trabajo de preparación y planificación. Hemos negociado la demanda que involucra a Mosegui y Yaeger en Tower 4 North y estamos esperando las transacciones finales para finalizar el caso y que los trabajos de restauración comiencen en breve.

Hemos firmado un contrato con Oracle Elevator Service y ellos han realizado, y continuarán realizando, las reparaciones necesarias para garantizar que los ascensores funcionen correctamente y sean confiables. También hemos firmado un contrato con OpticalTel como nuestro nuevo proveedor de servicios de Internet y cable y, una vez que se complete la instalación, todos nos beneficiaremos del gran paquete que ofrecen y disfrutaremos del ahorro de no tener que pagar una factura de Internet por separado.

Hemos completado el proceso de licitación y la matriz para una nueva empresa de seguridad y votaremos formalmente

como junta para seleccionar una en la próxima reunión de la junta. Hablando de seguridad, continúo instando a todos los residentes a usar nuestro sistema de transpondedor para que podamos maximizar el enfoque de nuestro personal de seguridad en identificar y responder a la entrada y el estacionamiento no autorizados. Si aún no lo ha hecho, asegúrese de pasar por la oficina de administración para registrar su automóvil y comprar un transpondedor.

Como nuevo presidente de la Junta, una tarea sumamente importante que he tenido que emprender es comprender no solo la historia de Del Prado, sino las perspectivas de los vecinos, tanto antiguos como nuevos. El siguiente punto de vista de un residente desde hace mucho tiempo y actual secretario de la Junta, Dan Spiveck, se hace eco de los sentimientos de la mayoría de la junta y saca a la luz las decisiones fiduciarias que pronto enfrentaremos.

“En 1971-72, cuando se construyó Del Prado, teníamos una comunidad de lujo. La composición de la comunidad consistía principalmente en jubilados y personas mayores que podían pagarlo. Sin embargo, la mayoría de los propietarios han optado sistemáticamente por no financiar reservas. La actitud fue: “¿Por qué debería estar en el bolsillo de la asociación cuando puedo mantenerlo en mi interés de ganancia? Además, es posible que yo no viva lo suficiente para beneficiarme de lo que están ahorrando, así que prefiero dejarlo en manos de mi familia. Lo pagaré cuando llegue el momento “. Desafortunadamente, esta actitud ahora está afectando a todos. Durante demasiado tiempo, las juntas se han centrado en mantener el mismo presupuesto. Esta es una comunidad social. Nadie quiere ser el tipo que todos odian porque elevó el presupuesto fuera del alcance de alguien. Puede que sea lo correcto para la comunidad, pero lo incorrecto si quieres ser reelegido, o incluso que te guste. Incluso este documento me costará votos en las próximas elecciones... pero hay que decirlo: los gastos están subiendo.

Pasa a la página 5

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Presidente (viene de la pagina 4)

Hay dos formas de operar una comunidad:

1. Minimalista. Observamos lo que la gente está dispuesta a pagar y mantenemos el costo bajo para ellos. Mientras tanto, no arreglamos cosas que deban arreglarse y nunca permitiremos mejoras. A medida que aumentan los gastos, la comunidad entra en una espiral descendente.

2. Realista. Recordamos que todos tenemos la obligación de aportar nuestra parte justa por el bien común. Gastamos lo que se necesita gastar para que la comunidad vuelva al nivel en el que uno desearía vivir. Las necesidades de la comunidad en su conjunto superan las necesidades del individuo.

Mientras estábamos tan ocupados trabajando en mejoras, no prestábamos atención al deterioro de los gastos de capital. Debido a que muchas de estas cosas han alcanzado un estado crítico, la cantidad de dinero que tenemos que gastar para arreglarlas antes de que se vuelvan inoperables (algunas no están operativas ahora) es más de lo que tenemos en nuestro presupuesto. Todos estamos cansados de la construcción aquí. Solo queremos disfrutar de la propiedad. Para hacer eso, tenemos que hacer todo.”

Nuestra comunidad ha cambiado a lo largo de los años y no solo necesitamos materializar las reparaciones y mejoras necesarias, sino que también debemos asegurarnos de situarnos para prosperar en esta próxima fase de nuestra historia para que nuestra inversión pueda aumentar continuamente a la par de la Ciudad de Aventura.

Atentamente,

Roberto Sanchez

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