



Tower Talk

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

Volume 18 Issue 7

February 2019

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
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TOWER TALK STAFF

Renate (zelov3@aol.com)



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Message from the President

In line with our promise of transparency, February’s update provides highlights of our efforts to date. Unfortunately, we are finding the situations more dire, complex and troubling than we initially imagined. That said, we are steadfast in our determination to find solutions and rebuild our community.

West Garage

Unexpectedly, on Thursday, January 31, the west garage was declared unsafe by the City of Aventura.

Once again, the prior board did not address issues that the City was requiring to temporarily make it safe. We are currently working with City to re-evaluate their decision by adding support structures “Poll Shoring” to the garage and to at least recover some areas where we can park on the upper deck.

It’s important for you to know that the prior board signed a memorandum of understanding of 4 pages for \$4.3 million with the contractor to do the repairs on the west garage deck. This document, which is serving as a contract, was not reviewed by the property lawyer. The contract does not have a specific scope of work or detailed language to protect the owners. We find this action to have been irresponsible. We are currently working with the lawyer and technical advisors to address the deficiencies and clearly defined the scope of work.

Pool Deck

As I noted last month, the Fire Department required plans of the pool deck to move forward. New plans were delivered to the Fire Department and we are waiting for their analysis. We are constantly monitoring the processes, but we still are dependent on them to issue the permit. They will inform us as to how many exit routes are needed from the pool deck to guarantee the safety of residents in the case of an emergency. In addition, the pools are leaking, and we are working with contractor to do the necessary repairs.

Hallway Carpet

We have an unfortunate situation with the carpet. The carpet bought and paid for by the prior board were not presented to the owners for their approval. The carpet selected has been custom made for Del Prado but does not match any rendering that we have been provided. This puts us in a difficult situation because it does not leave many options other than to go ahead with the installation. We are working with the vendor of the carpet to install a demo floor so owners can see the finished look and appreciate how it will look when actually installed along with painting of the hallways, base boards, light fixtures, and tile. By the time of this print, the demo floor should have been installed.

Continued on page 2

President (cont. from page 1)

Valentine's Day Party

On Saturday, February 9th we had a Valentine's Day party for the residents organized by the Event Committee. It was huge success with many people attending and having a very good time. It was nice to see everyone enjoying themselves and meeting their neighbors. We had many activities including dancing, raffle, and excellent host "Mauricio Bastidas".



Summary of some Accomplishments

- We have had various meetings with the Lawyer, Contractors, Engineers, Fire Department and City to address

our issues.

- The Screening Committee had its first session on January 24th. Various rooms have been cleared of debris and trash.
- The Entertainment Committee had their first event, the "Valentine's Day" party. An electric piano/organ was donated for the children play room. The playground has been reorganized to include reading and play area. The piano in card room 1 south has been tuned. Committee members are working on creating visual signs for the children's room. Almost all of the committees are functional.

Next Steps

We have many challenges to address, and we are systematically addressing them to identify options and take the best path. We appreciate the increase participation in the meetings and your feedback. Please continue to let us know what you are thinking, and we will continue to share our work with you. Thank you.

Richard Simm, President of the Board

Gloria Hincapie
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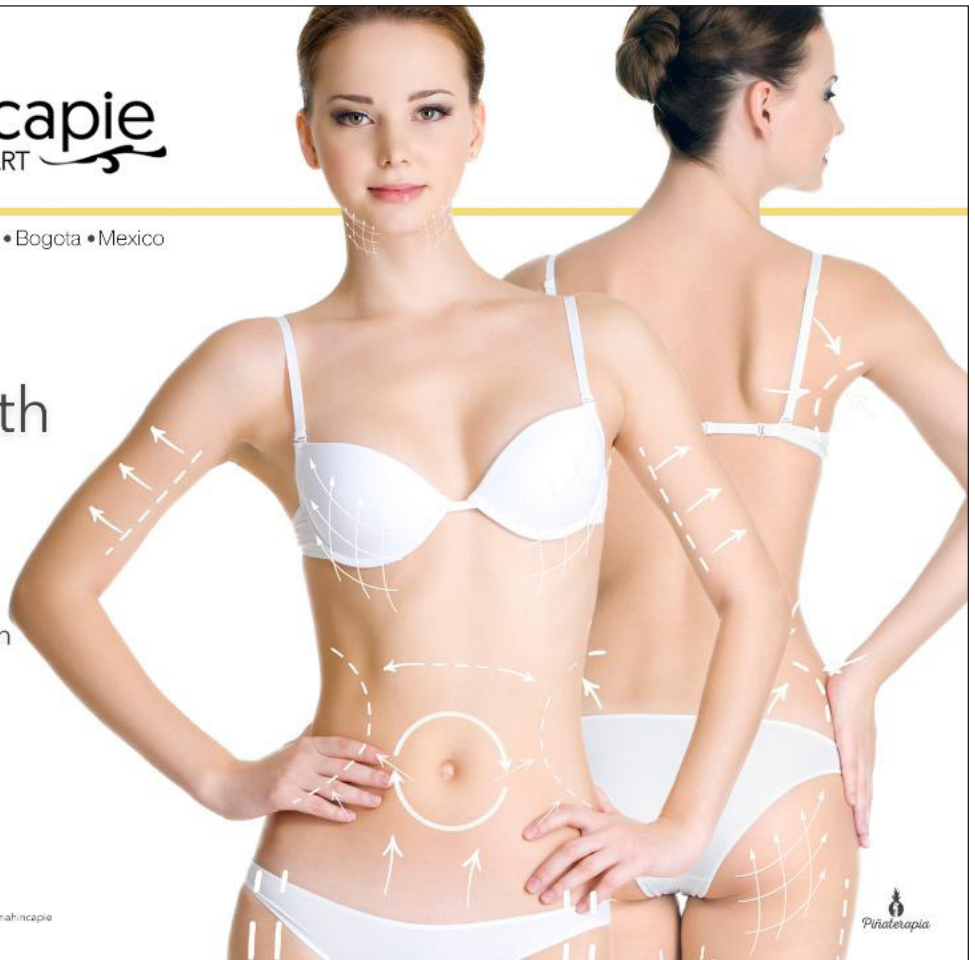
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SHRIMP SCAMPI

Try this delicious meal to serve to your loved ones in February!

- 1 (8 oz) package angel hair pasta
- 1/2 cup butter
- 4 cloves minced garlic
- 1 pound shrimp, peeled & deveined
- 1 cup dry white wine
- 1/4 teaspoon ground black pepper
- 3/4 cup grated Parmesan cheese
- 1 tablespoon chopped fresh parsley

Directions

1. Bring a large pot of salted water to a boil. Stir in pasta and return pot to boil. Cook until al dente. Drain well.
2. Melt butter in a large saucepan over medium heat. Stir in garlic and shrimp. Cook, stirring constantly, for 3 to 5 minutes.
3. Stir in wine and pepper. Bring to a boil and cook for 30 seconds while stirring constantly.
4. Mix shrimp with drained pasta in a serving bowl. Sprinkle with cheese and parsley. Serve immediately.





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GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People’s lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you’ve sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you-you may find that the type of insurance you have is no longer necessary.



Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter’s or homeowner’s insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.



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Assisted Living: Questions to Ask

Choosing an assisted living facility for yourself or a loved one can be a challenge. This decision should be made by the person considering moving, family members, and his or her doctors. Be sure to take your time and visit as many facilities as possible. Once you've narrowed down your list, try to visit each facility more than once at different times of day, including mornings, evenings, and mealtimes. Before you begin your search, consider these questions to ask:



- What are the admission requirements?
- What services are offered?
- Is the facility licensed?
- How often is the facility assessed and monitored?
- How long has the facility been operating?
- What is the monthly cost?
- Are there any extra costs for additional services?
- Do they accept Medicare or Medicaid?
- How often are rates increased?
- Are there any restrictions on the type of patients they admit?
- Are there full-time physicians, registered nurses, and social workers on staff?
- Under what circumstances would a resident be forced to leave?
- How are complaints handled?
- What is done in medical emergencies and what emergency care is available?
- What security measures are in place?
- Are transportation services available?
- Are pets allowed?
- Are residents able to bring their own furniture?
- Are rooms shared or private?
- What types of meals are offered?
- What activities are available?

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Active	18021 Biscayne Blvd 602	2/2	1,251	\$259,900	
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Active	18051 Biscayne Blvd 303	1/1/1	1,005	\$149,000	

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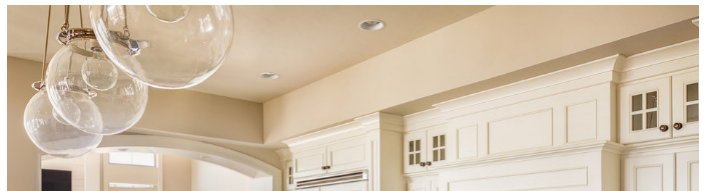
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