



Tower Talk

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

Volume 18 Issue 6

January 2019

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160

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BOARD MEMBERS

President..... Richard Simm
Vice President Patricia Hopkins
Treasurer Tuna Alper
Secretary.....Melanie Galliani
Director Rose Joseph
Director Beatriz (Bettina) Allende
DirectorRicardo Schwimmer

Prop. Manager Lourdes Dupeiron

IMPORTANT #'S

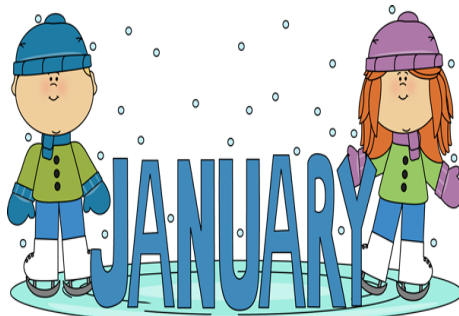
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Security.....305-931-3544
Maintenance.....305-931-5240

OFFICE HOURS:

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

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Happy New Year!

Election

With the New Year, Del Prado is also starting fresh! The 2019 Board of Directors election was held on January 15, 2019. We would like to thank the Del Prado community for their support during the election process. The turnout for the Board elections was historic. Over 300 owners voted, showing a high level of dedication to our community! The new Board members are Richard Simm, Tuna Alper, Patricia Hopkins and Melanie Galliani.

As you all know, there are many challenges and pending projects facing us. As the Board, we seek to handle all of them in a professional, systematic and timely manner. We started our efforts in an Organizational Meeting held on January 18, 2019 in which Richard Simm was elected as President, Patricia Hopkins as Vice-President, Tuna Alper as Treasurer and Melanie Galliani as Secretary. We wanted to get to work right away. The remaining board members are Bettina Allende, Rose Joseph and Ricardo Schwimmer as Directors.

There are many issues that need to be dealt to ensure proper maintenance of the property. Numerous improvement projects include the pool deck, the West garage structure, the hallways, the painting of the outside of the building, and many others. There is a lot of work ahead of all of us. As Board members, we will inform you with updates as regularly as possible including through monthly Tower Talks and emails. We will appreciate your patience, cooperation and understanding and seek your collaboration in providing input and getting involved in the committees, discussed below.

Pool Deck

With the architect, board representatives participated in a meeting with the Miami-Dade Fire Department on January 18th. When the Concrete Restoration project started in May 2016, the Fire Department was not provided with the required drawings and information. The issue is that there are not enough exit routes to evacuate the 3,000 residents assumed to be living in both buildings. The original plans for Plaza Del Prado do not exist and new plans had to be produced. Without the proper plans and determination that all residents can be evacuated in accordance with fire codes, the Fire Department will not issue the necessary permit to open the pool deck area. The first set of plans were presented at the meeting and more required plans should be ready to be submitted by the end of January. The developments will be followed very closely and we will keep you informed of the progress.

Continued on page 2

Updates (cont. from page 1)

Contracts

The contracts for Hallways, Painting, and Tile Installation have been put on hold for further review. If they are found to be not in the best interest of owners, new bids will be solicited. The intention is not to delay the work, but to make sure the contracts are the best proposals. This is necessary because, as owners, we were not given any information regarding the bids.

Transparency

The Board intends to make every effort to be transparent and all of the information related to contracts, bids, opinions expressed by our lawyer, etc., will be shared with all unit owners by posting them online. The monthly financial statements and the audits will also be provided online. Also, we will be establishing a budget committee. We will try our best to keep you informed of the key development regarding all of the projects.

Committees

Eight (8) committees have been formed: Screening, Landscaping and Gardening, Grievances, Entertainment, Design, Animal and Gym. Please consider joining us in our efforts to enhancing our community and let the office know if you would like to be part of any committees.

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Glaucoma can't be cured, but if caught early, treatment options can reduce the risk of blindness. If you are over 60, or if you are African-American and over the age of 40, or you have a family history of glaucoma, talk to your doctor. You should have an eye exam every two years. It is painless, easy, and it could save your sight.



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STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	18051 Biscayne Blvd 1401	2/2	1,565	\$295,000
Active	18021 Biscayne Blvd 602	2/2	1,251	\$274,900
Active	18011 Biscayne Blvd 1004	2/2	1,605	\$253,000
Active	18061 Biscayne Blvd 1604	2/2	1,565	\$218,000
Active	18041 Biscayne Blvd 1405	2/2	1,605	\$179,900

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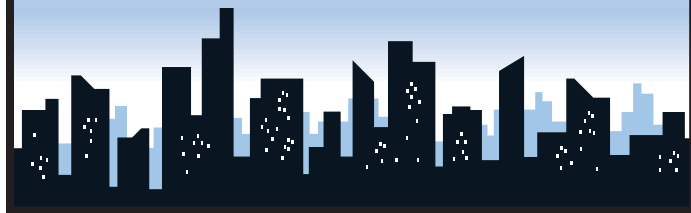
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