



Tower Talk

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

Volume 18 Issue 8

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PLAZA DEL PRADO CONDOMINIUM

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Message from the President

During February, the Board has continued to learn and confront many of the challenges within our community. We are happy to report incremental progress in some areas while in other areas we continue to solve problems. We are bolstered by the enthusiasm and willingness of residents to join with us and work collaborative to find solutions to restore order and quality to our community. Below I highlight the state of key projects.



Contracts

We have met with multiple vendors numerous times during the past month regarding the many pending projects. Progress has been in the negotiations. At the time of this writing, we had scheduled a coordination meeting to establish an integrated schedule of how the different vendors are going to coordinate the distinct aspects of upgrading the hallways. The hallway project involves removing the wall paper, painting the walls, doors and laundry rooms, removing and installing light fixtures, installing tiles by elevator hallways and laundry rooms and installing carpet on the hallways. The hallway renovations will start by tiling and carpeting of the 4-North Tower as they have been without carpet since the fire. To help us with this project, please be patient with the work while

Mensaje del Presidente

Durante febrero, la Junta ha continuado aprendiendo y ha confrontado muchos de los desafíos dentro de nuestra comunidad. Estamos encantados de reportar progresos incrementales en algunas áreas, mientras que en otras áreas seguimos resolviendo problemas. Nos sentimos conmovidos por el entusiasmo y la disposición de los residentes a unirse con nosotros y trabajar en colaboración para encontrar soluciones para restaurar el orden y la calidad a nuestra comunidad. A continuación resalto el estado de los proyectos clave.

Contratos

Nos hemos reunido con múltiples contratistas muchas veces durante el mes pasado con respecto a los muchos proyectos pendientes. El progreso ha estado en las negociaciones. En el momento de redactar este escrito, habíamos programado una reunión de coordinación para establecer un programa integrado de cómo los diferentes contratistas van a coordinar los distintos aspectos de la modernización de los pasillos. El proyecto de los pasillos consiste en quitar el papel de pared, pintar las paredes, puertas y lavanderías, quitando e instalando las lámparas, instalando las cerámicas por los pasillos del elevador y las lavanderías e instalando la alfombra en los vestíbulos. Las renovaciones de los pasillos comenzarán por instalación de las cerámicas

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Pase a la página 4

President (cont. from page 1)

it is ongoing and be agreeable to arrange for a time to open your doors so that the painting company can paint the doors properly when your apartment is reached.

Discussions are underway with the tile vendor to have a different type of tiles (24"x24") to replace the undelivered tiles, which is about 20,000 SF of tiles. The larger tiles will be used for the lobbies areas.

West Garage

We have signed contracts to do surveys and load test studies of the west deck garage to present to City of Aventura. We are hopeful that this test will show that is safe to park cars on the deck and that the City will give us a permit to use it.

We are also conducting an open search for structural engineers to develop a scope of work for the necessary repairs on the West deck. The resulting scope of work will be used for construction contractors to submit bids to do the job.

Pool Deck

Unfortunately, the fire department has not responded regarding the approval of the pool deck plans. We are scheduled to meet with them. We know that the owners are anxiously anticipating the opening of the area and we are very concerned about the situation. However, we are dependent on the Fire Department. Please note that we are not neglecting this very important issue and are checking on it often.

Painting – Building

We have met with the painting company twice and are working out the details and costs of the project. We anticipate an agreement by next month that will work out the details and allow us to move forward with painting of the building.

Handicap Ramp

Our disabled residents have been ignored for too long during the construction. We have installed a well overdue temporary handicap ramp by Tower 1 north and are seeking a permanent solution.

Bicycles Storage Padlock

We have implemented a padlock system to allow bicycle owners not have to go the rotunda to get the keys. The owners will be giving a code to use the key stored in the padlock.

4 North Card Room and Library

We are exploring options to renovate the card room to a fitness room in the Tower 4 North Card room. The room is large so we are considering making a quarter of the room into a lounge area for social and entertainment gatherings. The room has a nice view of the bay that could serve as a great gym and entertainment room. We also exploring options for the library including assigning space for a small private meeting room in that area.

Committees

The committees are working very hard. Because the committee structure is being re-established as part of the gover-

nance of Del Prado, some rules and guidelines had to be established regarding boundaries and procedures. At this point, the committees are contributing inputs to help the Board identify and correct many issues at Del Prado's community. The Security and Parking committees have identified many issues for the Board; together, we'll be creating new rules and also, taking steps to enforce rules that we already have. The Social and Entertainment committee has coordinated successful events to build community spirit. The landscaping committee has presented workable ideas, some of which are already being implemented. The Construction and Projects committee has helped the board reach out to potential Contractors and Engineers. The Gym and Wellness committee has presented options to improve fitness resources. The Screening committee is applying rules that were previously ignored.

Rentals

We want to remind all owners that short term rentals (i.e. Airbnb, etc) are not allowed at Del Prado. Owners must own their units for 1 year before they

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President (cont. from page 2)

can rent their unit. There also a 30% rental limit of the total units of Del Prado. Only 186 units can be rented at a time due to this limit.

Housekeeping

We have purchased 2 industrial cleaning sweepers to clean the garage areas and 4 commercial sweepers to clean the carpets and the hallways. Before these areas were merely being cleaned with a broom.

Pet Disposal Baskets

Petco123Treats has donated waste disposal baskets for dogs. They will be installed near by the marina which is the area established for pet relief.

Hobby Room

The hobby room has been cleaned and is now fully functional in the garage area level. Keys are available at the Rotunda.

Parking

Del Prado, as a Condominium, has limited availability of parking area and this is typical for multi-resident buildings. Unfortunately, with the challenges related to the garage deck, parking is even more restricted. Please know that we are working diligently with the City to resolve the issues and we ask everyone to be patient with us and with each other while this situation gets resolved.

We would like to remind everyone to respect parking spots that don't belong to you. We are enforcing towing for those who violate the parking rules. During the past month, we have had reports of people acting with aggressive behaviors regarding parking disputes. The police have been called. We ask of everyone to be respectful and civil to resolve disputes. However, if you experience aggressive behaviors, please report the incidents to security, management and, if necessary, the police.

Richard Simm,
President of the Board



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Presidente (viene de la pagina 1)

y alfombras en la torre 4-Norte porque ha estado sin alfombra desde el incendio. Para ayudarnos con este proyecto, por favor tenga paciencia con el trabajo mientras está en curso y apartarte tiempo para abrir sus puertas para que la empresa de pintura pueda pintar las puertas correctamente cuando le llegue su turno a su apartamento.

Las discusiones están en marcha con el contratista de cerámicas para obtener un tipo diferente de cerámicas (24" x24") para reemplazar los cerámicas no entregados hasta ahora, que es de aproximadamente 20.000 SF de cerámicas. Las cerámicas más grandes se utilizarán para los lobbies y las áreas de la rotonda.

Cubierta de Garaje del oeste (Garage Deck)

Hemos firmado contratos para realizar

estudios de carga de la cubierta oeste del garaje para presentarlos a la Ciudad de Aventura. Tenemos la esperanza de que esta prueba demuestre que es seguro estacionar los autos en la cubierta y que la ciudad nos dará un permiso para usarlo.

También estamos llevando a cabo una búsqueda de ingenieros estructurales para desarrollar un plan de trabajo para determinar las reparaciones necesarias en la cubierta oeste. El resultado del plan de trabajo se utilizará para que los contratistas de construcción presenten ofertas para hacer el trabajo.

Cubierta de la piscina (Pool Deck)

Desafortunadamente, el Departamento de bomberos no ha respondido con respecto a la aprobación de los planes de cubierta de la piscina. Estamos programados para reunirlos con ellos.

Sabemos que los propietarios están ansiosamente anticipando la apertura de la zona y estamos muy preocupados por la situación. Sin embargo, dependemos del Departamento de bomberos. Tenga en cuenta que no estamos descuidando este tema muy importante y estamos verificando a menudo.

Pintura – Del Edificio

Nos hemos reunido dos veces con la empresa de pintura y estamos trabajando en los detalles y costos del proyecto. Anticipamos un acuerdo para el próximo mes que va a finalizar los detalles y nos permitirá avanzar con la pintura del edificio.

Rampa para personas discapacitadas

Nuestros residentes discapacitados han sido ignorados durante demasiado tiempo durante la construcción. Hemos instalado una rampa para discapacitados

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Presidente (viene de la pagina 4)

dos temporal, que hacía falta desde hace mucho tiempo en la torre 1 Norte y estamos buscando una solución permanente.

Candado de almacenaje para bicicletas

Hemos implementado un sistema de candado para permitir que los propietarios de bicicletas no tengan que ir a la rotunda para conseguir las llaves. Los propietarios les será dado un código para utilizar la llave almacenada en el candado.

Sala y biblioteca del 4 Norte

Estamos explorando opciones para convertir el salón en un gimnasio. EL salón es grande, así que estamos considerando hacer parte del salón en un área para reuniones sociales y de entretenimiento. La habitación tiene una bonita vista de la bahía que podría apreciar desde el gimnasio y sala de entretenimiento. También exploramos opciones para la biblioteca y pensamos dedicar un espacio para una pequeña sala de reuniones privada en esa área.

Comités

Los comités están trabajando muy duro. Debido a que la estructura del Comités se está restableciendo como parte de la gobernanza de del Prado, se han establecido algunas reglas y directrices sobre los límites y procedimientos. En este sentido, los comités están contribuyendo para ayudar a la Junta a identificar y corregir muchos problemas en la comunidad del Prado. Los comités de Seguridad y Estacionamiento han identificado muchas asuntos para la Junta; juntos, vamos a crear nuevas reglas y también, tomando medidas para hacer cumplir las reglas que ya tenemos. El Comité Social y Entretenimiento ha coordinado eventos exitosos para levantar el espíritu de la comunidad. El Comité de Jardinería ha presentado ideas viables, algunas de las cuales ya están siendo implementadas. El Comité de Construcción y Proyectos ha ayudado a la Junta a conocer a potenciales

Pasa a la página 6

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Presidente (viene de la pagina 5)

contratistas e ingenieros. El Comité de Gimnasia y Bienestar ha presentado opciones para mejorar los recursos de acondicionamiento físico. El Comité de entrevistas "Screening" está aplicando reglas que fueron ignoradas anteriormente.

Alquileres

Queremos recordarle a todos los propietarios que los alquileres de corto plazo (es decir, Airbnb, etc) no están permitidos en Del Prado. Los dueños deben poseer sus unidades por 1 año antes de que puedan alquilar su unidad. También hay un límite de alquiler del 30% del total de unidades de Del Prado. Solo 186 unidades se pueden alquilar a la vez debido a este límite.

Limpieza

Hemos comprado 2 barredoras industriales de limpieza para limpiar las áreas de garaje y 4 barredoras comerciales para limpiar las alfombras y los

pasillos. Antes de estas áreas sólo se estaban limpiando con una escoba.

Cestas de la disposición del animal doméstico

Petco123Treats ha donado cestas de desecho para perros. Se instalarán cerca de la Marina, que es el área establecida para el alivio del animal doméstico.

Habitación de hobby

La sala de hobby ha sido limpiada y ahora está totalmente funcional en el nivel del área de garaje. Las llaves están disponibles en la rotunda.

Estacionamiento

Del Prado, como condominio, tiene limitaciones de disponibilidad de la zona de estacionamiento y esto es típico para los edificios residenciales. Desafortunadamente, con los desafíos relacionados con la cubierta del garaje, el estacionamiento es aún más restringido. Por favor, sepan que es-

tamos trabajando diligentemente con la Ciudad para resolver los problemas y pedimos a todos que sean pacientes con nosotros y entre sí mientras esta situación se resuelve.

Nos gustaría recordarles a todos que respeten los lugares de estacionamiento que no pertenecen a usted. Estamos haciendo cumplir el remolque para aquellos que violan las reglas de estacionamiento. Durante el mes pasado, hemos tenido informes de personas que actúan con comportamientos agresivos con respecto a las disputas de estacionamiento. La policía ha sido llamada. Pedimos a todos que sean respetuosos y civiles para resolver disputas. Sin embargo, si se encuentra con comportamientos agresivos, por favor, informe de los incidentes a la seguridad, la administración y, si es necesario, la policía.

Richard Simm,
President of the Board

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