



Tower Talk

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

Volume 18 Issue 10

May 2019

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160

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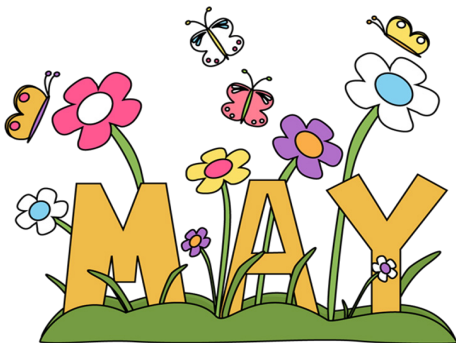
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Message from the President

In April, through a series of meetings, we have made progress with Fire Department, the contractors for Hallways project and the painting company for the building. Most importantly, the Fire Department provided us with detailed instructions on series of tasks to be completed in order to open the South Pool. We are very hopefully that with the completion of these tasks, we will be able to at least partially open the pool deck.

Contracts

At the time of this writing we were finalizing the agreements with the painting company. The tile contractor "Tile Discount Center" is currently installing tiles on the elevator hallways on towers 3 North and 2 North.

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 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.

Upper Deck Garage

We agreed with City of Aventura to do key repairs of most west garage, specifically on the area located to the left of the ramp. Upon completion of these repairs, we are anticipating that the City will allow us to use that area

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Mensaje del Presidente

En abril, a través de una serie de reuniones, hemos progresado con el Departamento de bomberos, los contratistas para el proyecto de los pasillos y la compañía de pintura para el edificio. Lo más importante es que el Departamento de bomberos nos proporcionó instrucciones detalladas sobre la serie de tareas a completar con el fin de abrir la piscina del sur. Estamos muy esperanzados que con la realización de estas tareas, podremos al menos parcialmente abrir la terraza de la piscina.

Contratos

En el momento de este escrito estábamos finalizando los acuerdos con la compañía de pintura. El contratista de las cerámicas "Tile Discount Center" actualmente está instalando cerámicas en los pasillos del elevador en las torres 3 Norte y 2 Norte. La renovación de los pasillos por instalación cerámicas y alfombras de la Torre 4 Norte, ya que han estado sin alfombras desde que ocurrió el incendio. Para ayudarnos con este proyecto, por favor sea paciente con el trabajo mientras está en curso y pedimos su colaboración para organizar un tiempo para abrir sus puertas para que la empresa de pintura pueda pintar las puertas correctamente cuando le toque a su apartamento.

Garaje Superior

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President (cont. from page 1)

for parking. At the time of this writing, we are waiting for the City permit to start the repairs.

We are processing the bids for structural engineers to develop a scope of work for the necessary repairs on the West Garage deck. At this time, the contract committee is reviewing the bids and preparing to make a selection to present to the board for a Company to investigate the repairs needed, to prepare bids for contractors, and to manage the project to complete all repairs of the upper deck garage.

Painting of the Building

Currently, the lawyer for the association is reviewing the contract with the painting company. We anticipate that the painting of the building will start within the month or at the beginning of next month.

Pool Deck

We have good news! Finally, we have an agreement with the Fire Department on what to do to open the South pool. They have given us instructions to enhanced the marina stairs, and to build an exit gate by the North Tower 1 lobby that will allow people to exit to the upper deck garage. In addition, fire extinguishers will need to be installed in the pool deck area as well as exit signs. At the time of this writing we were waiting for the City of Aventura to approve permits to start the repairs. We'll continue to work with Fire Department to open the entire pool deck while we work on the partial opening of the south pool.

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 can rent their unit. There is 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.

Parking

Del Prado, as a Condominium, has limited availability of parking area and this is typical for multi-residential buildings. Unfortunately, with the challenges related to the garage deck, parking is even more restricted. We ask of everyone to be respectful. Please do not park in other resident's assigned parking spaces and in areas that are not designated as parking spaces.

Vehicles illegally parked will be towed away at owner's expense. While we work on getting the upper deck back in to service residents can park in the Office Depot parking lot area indicated in the map available at the security guard house at

the entrance gate or the management office.

Security

We have had vandalism in the play room and the hobby room. There was a door broken in the play room and the hobby room was left in a state of disarray. Paint was spread all over the room and furniture was moved around. This kind of behavior is not welcomed and will not be tolerated.

We are currently installing more security cameras and those found to be exhibiting these behaviors will be fined and in appropriate instances referred to the proper authorities. If you see anyone with this kind of behavior please contact security.

New Transponder System for Gate entrance

We continue with the migration to the new transponder system. We urge everyone to apply for the new transponder because the old bar system will be disabled as soon we complete the process of registering all vehicles in computer system.

Everyone must register their vehicles to obtain the new transponder system. We need a copy of your vehicle registration, car insurance, driver's license, resident information form and a car rental agreement if you have a rented vehicle. If you are renting a parking spot from another owner you will need to bring the rental agreement to the office. You can bring this information to the office or you can email it to natasha@plazadelprado.net with the Subject: Vehicle Registration.

Once we receive ALL of the information listed above, we will program your transponders and you will be notified via email to pick up the transponder. You will need to bring a check for \$25.00 payable to Plaza Del Prado. Transponders will be installed inside of the windshield and are not trans-

Continued on page 3

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President (cont. from page 2)

ferable. If you change your vehicle after the transponder was installed you must re-register your new vehicle information and pay \$25.00 for a new transponder.

Restaurant

The restaurant is being prepared to be opened. A Vendor has been contracted to clean the grease trap and the fire extinguisher system for the stove is being modernized to meet code. As soon as these tasks are completed the restaurant will apply for permits and it will open for business.

Community Engagement

We, on the Board, are very pleased by the increase in involvement and feedback by the residents. Everyone's ideas and support are appreciated as we continue to transition this community back into a place we can all enjoy. Please continue to be patient with us as we work through the many challenges, rebuild, and reestablish order. We hear you, we are considering your feedback and we are working diligently to bring Del Prado to a better state.

Richard Simm
President of the Board



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Active	18061 Biscayne Blvd 601	2/2	1,565	\$289,000	
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Presidente (viene de la pagina 1)

Acordamos con la ciudad de Aventura para hacer reparaciones clave del garaje oeste, específicamente en la zona situada a la izquierda de la rampa. Al término de estas reparaciones, estamos anticipando que la ciudad nos permitirá utilizar esa zona para estacionar. En el momento de este escrito, estamos esperando el permiso de la ciudad para iniciar las reparaciones.

Estamos procesando las licitaciones de los ingenieros estructurales para desarrollar un plan de trabajo para las reparaciones necesarias en el garaje superior del oeste. En este momento, el Comité de contratos está revisando las ofertas y preparándose para hacer una selección para presentar a la Junta para que una empresa investigue las reparaciones necesarias, prepare la licitación para los contratistas, y para administrar el proyecto para comple-

tar todas las reparaciones del garaje superior.

Pintura del edificio

Actualmente, el abogado de la asociación está revisando el contrato con la compañía de pintura. Anticipamos que la pintura del edificio comenzará en el mes o a principios del próximo mes.

Terraza de la Piscina

Tenemos buenas noticias! Finalmente, tenemos un acuerdo con el Departamento de bomberos sobre qué hacer para abrir la piscina del sur. Nos han dado instrucciones para mejorar las escaleras de la marina, y para construir una puerta de salida por el lobby de la torre norte 1 que permitirá a las personas salir al estacionamiento superior. Además, los extintores de incendios deberán instalarse en la zona de la terraza de la piscina, así como avisos de salida de emergencia. En el momento de este escrito estábamos es-

perando a la ciudad de Aventura para aprobar permisos para iniciar las reparaciones. Continuaremos trabajando con el Departamento de bomberos para abrir toda la terraza de la piscina mientras trabajamos en la apertura parcial de la piscina sur.

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.

Estacionamiento

Del Prado, como condominio, tiene disponibilidad limitada de puestos de estacionamiento y esto es típico para

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Presidente (viene de la pagina 4)

los edificios multi-residenciales. Desafortunadamente, con los desafíos relacionados con el garaje superior, la disponibilidad de estacionamiento es aún más restringida. Le pedimos a todos a ser respetuosos y no estacionar en puestos de otros residentes y en áreas que no están señaladas como puestos de estacionamiento.

Los vehículos estacionados ilegalmente serán remolcados al costo del propietario. Mientras trabajamos en conseguir el estacionamiento superior de nuevo en servicio, los residentes pueden estacionar en el área de estacionamiento de Office Depot indicado en el mapa disponible en la garita de guardia de seguridad en la puerta de entrada o en la oficina de administración.

Seguridad

Hemos tenido vandalismo en la sala de juegos y la sala de hobbies. Una puerta fue dañada en la sala de juegos y la sala de hobbies se encontró en un estado de desorden. Pintura fue esparcida por toda la habitación y los muebles se fueron movidos. Este tipo de comportamiento no es bienvenido y no será tolerado. Actualmente estamos instalando más cámaras de seguridad y las personas que se encuentren exhibiendo estos comportamientos serán multados y en los casos apropiados se referiría a las autoridades apropiadas. Si usted ve a alguien con este tipo de comportamiento por favor póngase en contacto con la seguridad.

Nuevo sistema de acceso para la Entrada Principal

Continuamos con la migración al nuevo sistema de transpondedores. Instamos a todos a solicitar el nuevo transpondedor porque el antiguo sistema de barras se desactivará en cuanto completamos el proceso de

registro de todos los vehículos en el sistema informático.

Todos deben registrar sus vehículos para obtener el nuevo sistema de acceso. Necesitamos una copia de su registro de vehículo, seguro de automóvil, licencia de conducir, formulario de información para residentes y un contrato de alquiler de auto si tiene un vehículo alquilado. Si está alquilando un puesto de estacionamiento de otro propietario, tendrá que traer el contrato de alquiler a la oficina. Puede llevar esta información a la oficina o puede enviar un correo electrónico a natasha@plazadelprado.net con el asunto: "Vehicle Registration."

Una vez que recibamos toda la información anterior, programaremos su dispositivo de acceso "Transponder" y se le notificará por correo electrónico para recoger el dispositivo. Usted tendrá que traer un cheque por \$25,00 pagadero a Plaza del Prado. El Transponder se instalará en el interior del parabrisas y no es transferible. Si cambia su vehículo después de instalar el Transponder debe volver a registrar la información de su nuevo vehículo y pagar \$25,00 por un nuevo Transponder.

Restaurante

El restaurante está siendo preparado para ser abierto. Una compañía ha sido contratada para limpiar el depósito de grasa y el sistema de extinción de incendios para la estufa está siendo arreglado para cumplir con las normas. Tan pronto como estas tareas se completen el restaurante aplicará para sacar los permisos y se abrirá.

Comunidad

Nosotros, en la Junta, estamos muy contentos por el aumento de la participación y los comentarios de los residentes. Todas las ideas y el apoyo son apreciados al tiempo que continuamos la transición de esta comunidad a un estado que todos podemos disfrutar. Por favor, continúe siendo paciente con nosotros mientras trabajamos para superar los desafíos, reconstruimos y restablecemos el orden. Le escuchamos, estamos considerando sus comentarios y estamos trabajando arduamente para llevar a Del Prado un mejor estado.

Richard Simm
Presidente de la Junta

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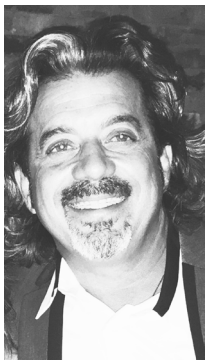
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