



Tower Talk

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

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PLAZA DEL PRADO

CONDOMINIUM

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PRESIDENT'S MESSAGE

Dear Del Prado Community,

As the summer approaches, we as a community are beginning to feel and see some of the changes and improvements we have been working on for the past four months. Settling the garage lawsuit with Investcom Construction was a huge turning point for Del Prado and ended a multi- year saga of stagnation. By the time you receive this, the work should already have been started on the garage, and hopefully it will be fully operational within months.

Hurricane Season:

Let's Get Ready!



Our treasurer and AKAM management, have been steadfastly working on correcting financial ledgers for owners and residents that had incorrect information from the previous management and are actively enforcing collections in order to have accurate up to date information and clear balances. This is a slow process but one which will be completed as soon as possible. It is a top priority to have accurate up to date information on all who live or own here.

In about three weeks, our new security company, St. Moritz, will arrive on our property. This is a very good thing for Del Prado for we will have higher level of training and professionalism in security with this company, as well as added coverage to the marina, barbecue, and pool deck areas. Management has created very effective post orders regarding security and bringing in a new company of high quality at this time will prove successful for us, for we have the opportunity to properly set up security protocols necessary for our complex from the start, ensuring proper enforcement. To enable effective security, we have added more cameras throughout the property and are actively fixing those that were not working. It is our goal to work and grow with St.Moritz as our security company providing long term stability and proper security coverage. To finalize the security project, the Board of Directors has finalized the process to install a new front gate, providing additional security. The gate should be installed within the next few months. I will provide more details in the following Tower Talk message.

We are aware that the elevators, especially the elevator in Tower 1 North, has been frequently breaking down. Not only are they old but the hallway renovation has produced a lot of dust and the dust prevents the elevator sensors from operating properly. Most elevators, once cleaned, regain their function instantly. The Tower 1 North elevator has additional mechanical issues that are actively being worked on by Oracle. It has been a very difficult position for 1N occupants but

Continued on page 2

President (cont. from page 1)

please be assured that we are trying to resolve this issue as quickly as possible.

We had hoped to have been able to open the south pool and deck by now but as with the garage, we inherited a complicated situation and moving to settle it has proven difficult and slow. We are in the process of trying to reach agreements, and settling the lawsuits. We are bound to a legal process and cannot begin the work until it is settled. Please know that we are as anxious as you to open it as soon as we can. It has been very frustrating for us as well. I have faith that we will reach an agreement soon.

The hallway renovation is about half way through and although it may seem like it is going slowly, it is important to remember that we have a huge complex and the phases of renovation take a bit of time. We are anticipating for the project to be completed by the end of summer.

The Board of Directors has approved the refurbishing of the new gym space in the rear lobby area of 1N by the marina. It is a beautiful space and once finished and populated with

the gym equipment, it will be a huge asset and amenity for our building. A new gym overlooking the water will rival most other buildings in our community and not only bring healthy living for all owners and residents young and older, but it will be a standout feature that will bring our property values up. The gym is specifically designed to provide exercise and preventive health features for both younger and older people. It is our hope to see all owners and residents in there celebrating life, making new friendships and keeping fit.

The tennis court windscreen has finally arrived and has been installed. For the many tennis players here, it has been a very long wait, and it has been great to see that the court is being used regularly again.

We are simultaneously and actively addressing the critical repairs needed to our buildings. These include the North Tower roof, North and South boilers and North generator. These are also large-scale projects that have required much information gathering, pre-planning and multi-disciplinary professional involvement. They are not yet ready for exe-

Continued on page 3

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President (cont. from page 2)

cution at this time but they are coming. We are committed to materializing those repairs.

At this point we have been able to move Del Prado from a stagnant state of disrepair and abandonment to a state of positive transition, rebuilding and regaining its sense of community. It has not been easy for us as a Board of Directors, tackling the numerous critical and large-scale issues facing Del Prado. At times it feels impossible. Our commitment to correct the foundational mistakes and manifest sound permanent solutions are at the forefront of every decision we make. It is that focus that has allowed us to accomplish what we have in the short period of time we have been in office. I will ensure that we keep that focus as we move along.

It is true that volunteering to be on the Board is a big responsibility. It is difficult to give up so much of your time, privacy and put in countless hours of work just to hear complaints that you are not doing anything, not doing enough, or not doing it the right way. Knowing that sound decisions that need to be made for the betterment of the global community will affect some people worse than others, including ourselves, is very difficult. We hear your comments and concerns and do what we can to resolve them, but some are out of our scope of power. Those issues are real and wear us

down emotionally. However, our intent is always to make sound decisions, correct the many obstacles in our way and promote success as a community. Many have commented that this Board of Directors has taken office during the most difficult and lowest point in Del Prado history. We agree. The task may seem monumental but we are confident that we will succeed.

On behalf of the Board of Directors, I would like to take this opportunity to thank the overwhelming number of owners and residents that although suffering through our shared difficulties, and in some cases even more challenging ones, have stopped us, texted or emailed us to express your support, appreciation, and faith in our work. Hearing from you that you see the changes and progress has meant a lot to us.

Seeing that our community is coming together makes it all worth the time and effort.

Your support, kind words and positive energy serve as battery chargers for us and its energy allows us to remain fresh and focused on progress.

Thank you.

Roberto Sanchez
President



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MENSAJE DEL PRESIDENTE

Estimada comunidad de Del Prado,

A medida que se acerca el verano, nosotros, como comunidad, comenzamos a sentir y ver algunos de los cambios y mejoras en los que hemos estado trabajando durante los últimos cuatro meses. Arreglar la demanda del garaje con Investcom Construction fue un gran punto de inflexión para Del Prado y puso fin a una saga de estancamiento de varios años. Para cuando reciba esto, el trabajo ya debería haberse iniciado en el garaje y, con suerte, estará completamente operativo en unos meses.

Nuestra tesorera y la administración de AKAM han estado trabajando incansablemente para corregir los libros contables financieros de los propietarios y residentes que tenían información incorrecta de la administración anterior y están haciendo cumplir activamente las cobranzas para tener información precisa y actualizada y saldos claros. Este es un proceso lento pero que se completará lo antes posible. Es de máxima prioridad tener información precisa y actualizada sobre todos los que viven o poseen aquí.

En unas tres semanas, nuestra nueva empresa de seguridad, St. Moritz, llegará a nuestra propiedad. Esto es algo muy bueno para Del Prado, ya que tendremos un mayor nivel de capacitación y profesionalismo en seguridad con esta empresa, así como una cobertura adicional para las áreas de la marina, la barbacoa y la terraza de la piscina. La administración ha creado órdenes postales muy efectivas en cuanto a seguridad y traer una nueva empresa de alta calidad en este momento será un éxito para nosotros, ya que tenemos la oportunidad de configurar correctamente los protocolos de seguridad necesarios para nuestro complejo desde el principio, asegurando la correcta aplicación. Para permitir una seguridad efectiva, hemos agregado más cámaras en toda la propiedad y estamos arreglando activamente las que no funcionaban. Nuestro objetivo es trabajar y crecer con St. Moritz como nuestra compañía de seguridad que brinda estabilidad a largo plazo y una cobertura de seguridad adecuada. Para finalizar

el proyecto de seguridad, la Junta Directiva ha finalizado el proceso para instalar un nuevo portón de entrada, proporcionando seguridad adicional. El portón debe instalarse en los próximos meses. Proporcionaré más detalles en el siguiente mensaje de Tower Talk.

Estamos conscientes de que los ascensores, especialmente el ascensor de la Torre 1 Norte, se han averiado con frecuencia. No solo son viejos, sino que la renovación de los pasillos ha producido mucho polvo y el polvo impide que los sensores de los ascensores funcionen correctamente. La mayoría de los ascensores, una vez limpios, recuperan su función al instante. El ascensor Tower 1 North tiene problemas mecánicos adicionales en los que Oracle está trabajando activamente. Ha sido una posición muy difícil para los ocupantes de IN, pero tenga la seguridad de que estamos tratando de resolver este problema lo más rápido posible.

Esperábamos haber podido abrir la piscina sur y la terraza a estas alturas, pero al igual que con el garaje, heredamos una situación complicada y movernos para resolverla ha resultado difícil y lento. Estamos en el proceso de tratar de llegar a acuerdos y resolver las demandas. Estamos sujetos a un proceso legal y no podemos comenzar el trabajo hasta que se resuelva. Tenga en cuenta que estamos tan ansiosos como ustedes por abrirlo tan pronto como podamos. También ha sido muy frustrante para nosotros. Tengo fe en que pronto llegaremos a un acuerdo.

La renovación de los pasillos está a mitad de camino y, aunque parezca que va lento, es importante recordar que tenemos un complejo enorme y las fases de renovación llevan un poco de tiempo. Anticipamos que el proyecto se completará a fines del verano.

El Consejo de Administración ha aprobado la remodelación del nuevo espacio de gimnasio en el vestíbulo trasero del IN junto al puerto deportivo. Es un espacio hermoso y

Pasa a la página 5

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Presidente (viene de la pagina 4)

una vez terminado y poblado con el equipo del gimnasio, será un gran activo y amenidad para nuestro edificio. Un nuevo gimnasio con vista al agua rivalizará con la mayoría de los otros edificios de nuestra comunidad y no solo brindará una vida saludable a todos los propietarios y residentes, jóvenes y mayores, sino que será una característica destacada que elevará el valor de nuestras propiedades. El gimnasio está diseñado específicamente para proporcionar ejercicio y funciones de salud preventivas tanto para personas jóvenes como para personas mayores. Esperamos ver a todos los propietarios y residentes allí celebrando la vida, haciendo nuevas amistades y manteniéndose en forma.

El parabrisas de la pista de tenis finalmente ha llegado y se ha instalado. Para los muchos tenistas aquí, ha sido una espera muy larga, y ha sido genial ver que la cancha se usa con regularidad nuevamente.

Estamos abordando simultánea y activamente las reparaciones críticas necesarias para nuestros edificios. Estos incluyen el techo de la Torre Norte, las calderas Norte y Sur y el generador Norte. Estos también son proyectos a gran escala que han requerido mucha recopilación de información, planificación previa y participación profesional multidisciplinaria. Todavía no están listos para la ejecución en este momento, pero están llegando. Estamos comprometidos a materializar esas reparaciones.

En este punto, hemos podido mover a Del Prado de un estado estancado de deterioro y abandono a un estado de transición positiva, reconstruyendo y recuperando su sentido de comunidad. No ha sido fácil para nosotros como Junta Directiva, abordar los numerosos problemas críticos y de gran escala que enfrenta Del Prado. A veces se siente imposible. Nuestro compromiso de corregir los errores fundamentales y manifestar soluciones sólidas y permanentes está a la vanguardia de cada decisión que tomamos. Es ese enfoque el que nos ha permitido lograr lo que tenemos en el corto período de tiempo que llevamos en el cargo. Me aseguraré de mantener ese enfoque a medida que avancemos.

Es cierto que ofrecerse como voluntario para formar parte del Consejo

Pasa a la página 6



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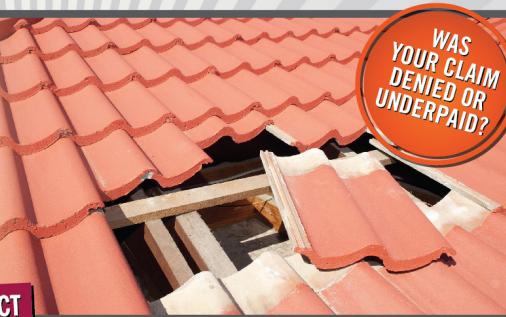
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Presidente (viene de la pagina 5)

es una gran responsabilidad. Es difícil renunciar a tanto tiempo, privacidad y dedicar innumerables horas de trabajo solo para escuchar las quejas de que no estamos haciendo nada, no estamos haciendo lo suficiente o no lo estamos haciendo de la manera correcta. Es muy difícil saber que las decisiones acertadas que deben tomarse para el mejoramiento de la comunidad global afectarán a algunas personas peor que a otras, incluyéndonos a nosotros mismos, es muy difícil. Escuchamos sus comentarios e inquietudes y hacemos todo lo posible para resolverlos, pero algunos están fuera de nuestro alcance. Esos problemas son reales y nos desgastan emocionalmente. Sin embargo, nuestra intención es siempre tomar decisiones acertadas, corregir los muchos obstáculos en nuestro camino y promover el éxito como comunidad. Muchos han comentado que esta Junta Directiva ha asumido el cargo durante el momento más difícil y más bajo en la historia de Del Prado. Estamos de acuerdo. La tarea puede parecer monumental, pero estamos seguros de que lo lograremos.

En nombre de la Junta Directiva, me gustaría aprovechar esta oportunidad para agradecer a la abrumadora cantidad de propietarios y residentes que, aunque sufren nuestras dificultades compartidas, y en algunos casos incluso más desafiantes, nos detuvieron, enviaron mensajes de texto o correos electrónicos a expresar su apoyo, aprecio y fe

en nuestro trabajo. Escuchar de ustedes que ven los cambios y el progreso ha significado mucho para nosotros. Ver que nuestra comunidad se está uniendo hace que valga la pena el tiempo y el esfuerzo.

Su apoyo, palabras amables y energía positiva nos sirven como cargadores de baterías y su energía nos permite mantenernos frescos y enfocados en el progreso.

Gracias.

Roberto Sánchez
Presidente

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