



Tower Talk

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

Volume 21 Issue 4

November 2021

PLAZA DEL PRADO CONDOMINIUM

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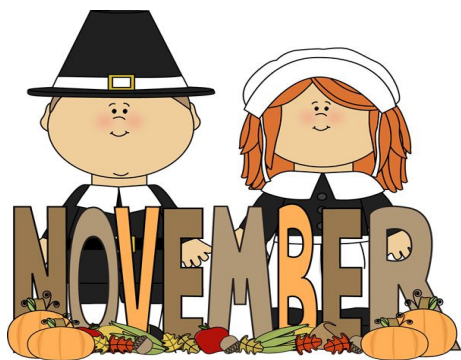
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MESSAGE FROM THE PRESIDENT

Dear Del Prado Community,

I would like to provide an update as to all the various projects underway in our complex.



The hallway renovation has progressed. The original wallpaper has been removed on all floors in all towers. All mold has been remediated as well on all floors in all towers. Removal and sealing of all non-operational a/c registers above doors has been completed on all floors in all towers. Replacement of the operational white vents, with new white ones have been slow to complete. There is a back order on 20% of the supply. To date, T4S has been completed, but only 50% of South 1, 2, 3 has been completed. None of the North has been completed at this point. The vents will be completed when the laundry rooms are done shortly.

All repairs to drywalls in all towers have been completed. All skim coating to level 3 has also been completed in all towers. All penthouse levels have been fitted with acoustical tiles and new drywall above framework.

Removal of old carpet has been completed in all towers. Replacement of old fire extinguishers with new ones has also been completed in all towers except 4S at the moment as it is waiting on the wallpaper to be hung.

Replacement of hallway exit signs has been completed and a third one, although not included in the contract, has been gifted to us by Mold Remediation. Switching out old electrical outlets with new ones, and replacement of old light switches with new motion sensor switches has been completed in all towers. Hallway outlets were not included in the contract. Mold Remediation gifted us the hallway outlets and installation. All towers have been completed except for T4S which is waiting on the wallpaper to be hung. The wallpaper has been delayed due to delays caused by nonfunctioning elevators in the north towers.

Although unit numbers were purchased by the association, Mold Remediation has gifted us the installation and materials needed to adhere them. Installation of new vinyl flooring, baseboards for laundry rooms and penthouse level hallway baseboards were not included in the contract and progress will be seen as the present BOD is able to finance it.

Our soon to be new cable/internet provider OpticalTel is working on rescheduling the missing units whose keys on file in the office are not working as well as those

Continued on page 2

President (cont. from page 1)

who at first were not available for entry. Once they are able to complete the installation of the fiber within the units, they will begin dropping the fiber within the management office, and wi-fi will be enabled in all common areas including the pools' perimeter, tennis court, recreational rooms, gym, yoga room, conference rooms, convenience store terrace, and social hall.

West parking garage repair is in process. The association has recently changed the special inspector to Falcon Engineering. As special inspector, Falcon has identified areas in need of attention and repair. Once Investcom completes the repairs, the city inspector will inspect the identified areas.

At this time, there isn't an exact time of completion for the work still has to be finished and the city of Aventura must inspect the work.

Alfresco has completed the installation of two new air conditioners in the Auditorium and the room is reopened and ready for use.

We are also preparing and formulating plans of action for the construction of the exit ramp and staircase necessary to reopen the second pool and deck, installation of the new gate for the front of the property, redoing the interior of the elevators, and replacement of the generator in T4N. These projects are materializing soon.

As you can see we have been quite busy here at DelPrado. It's a great busy!

It is our intention to keep moving forward and closing issue after issue and repair after repair.

Thank you for your continued support as we address each area for improvement and rebuild our community to its fullest potential.

Roberto Sanchez
President, Board of Directors

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MENSAJE DEL PRESIDENTE

Estimada comunidad de Del Prado,

Me gustaría proporcionar una actualización de todos los proyectos en curso en nuestro complejo.

La renovación del pasillo ha progresado. El papel tapiz original se ha eliminado en todos los pisos de todas las torres. También se ha eliminado todo el moho en todos los pisos de todas las torres. Se ha completado la eliminación y el sellado de todos los registros de aire acondicionado que no funcionan sobre las puertas en todos los pisos de todas las torres. El reemplazo de las rejillas de ventilación blancas operativas por nuevas blancas ha sido lento en completarse. Hay un pedido pendiente en el 20% del suministro. Hasta la fecha, se ha completado T4S, pero solo se ha completado el 50% de las torres 1, 2, 3. Nada del norte se ha completado en este momento. Las rejillas de ventilación se completarán cuando las salas de lavandería estén listas en breve.

Se han completado todas las reparaciones de los paneles de yeso en todas las torres. También se ha completado todo el revestimiento desnatado hasta el nivel 3 en todas las torres. Todos los niveles del ático han sido equipados con baldosas acústicas y paneles de yeso nuevos sobre el marco.

Se completó la remoción de la alfombra vieja en todas las torres. También se ha completado la sustitución de extintores antiguos por nuevos en todas las torres excepto en el 4S en este momento, ya que está esperando en el papel pintado para ser colgado.

Se ha completado el reemplazo de los letreros de salida de los pasillos y Mold Remediation nos ha regalado un tercero, aunque no está incluido en el contrato. En todas las torres se ha completado la sustitución de los enchufes eléctricos antiguos por otros nuevos y el reemplazo de los interruptores de luz viejos por nuevos interruptores de sensor de movimiento. Los enchufes de los pasillos no se incluyeron en el contrato. Moho Remediation nos regaló los enchufes de los pasillos y la instalación. Se han completado todas las torres, excepto T4S, que está esperando que se cuelgue el papel tapiz. El papel tapiz se ha retrasado debido a retrasos causados por ascensores que no funcionan en las torres norte.

Aunque la asociación compró los números de unidad, Mold Remediation nos ha regalado la instalación y los materiales necesarios para adherirlos. La instalación de nuevos pisos de vinilo, zócalos para cuartos de lavado y zócalos de pasillos a nivel del ático no se incluyeron en el contrato y se verá el progreso a medida que la actual Junta Directiva pueda

financiarlo.

OpticalTel, que pronto será nuevo proveedor de cable / Internet, está trabajando para reprogramar las unidades faltantes cuyas llaves en el archivo de la oficina no funcionan tan bien como las que al principio no estaban disponibles para ingresar. Una vez que puedan completar la instalación de la fibra dentro de las unidades, comenzarán a soltar la fibra dentro de la oficina de administración y se habilitará wi-fi en todas las áreas comunes, incluido el perímetro de las piscinas, cancha de tenis, salas de recreación, gimnasio, sala de yoga, salas de conferencias, terraza de la tienda de conveniencia y salón social.

La reparación del garaje de estacionamiento oeste está en proceso. La asociación ha cambiado recientemente el inspector especial a Falcon Engineering. Como inspector especial, Falcon ha identificado áreas que necesitan atención y reparación. Una vez que Investcom complete las reparaciones, el inspector de la ciudad inspeccionará las áreas identificadas.

En este momento, no hay un tiempo exacto de finalización porque el trabajo aún debe estar terminado y la ciudad de Aventura debe inspeccionar el trabajo.

Alfresco ha completado la instalación de dos nuevos aires acondicionados en el Auditorio y la sala está reabierta y lista para su uso.

También estamos preparando y formulando planes de acción para la construcción de la rampa de salida y escalera necesaria para reabrir la segunda piscina y terraza, instalación de la nueva puerta para el frente de la propiedad, remodelación del interior de los elevadores y reemplazo de la generador en T4N. Estos proyectos se materializarán pronto.

Como puede ver, hemos estado bastante ocupados aquí en Del Prado. ¡Es un gran ajetreo!

Es nuestra intención seguir avanzando y cerrando problema tras problema y reparación tras reparación.

Gracias por su continuo apoyo mientras abordamos cada área de mejora y reconstruimos nuestra comunidad a su máximo potencial.

*Roberto Sanchez
Presidente, Junta Directiva*

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- Cinnamon & sugar, for rim

CRAFT:

1. Rim coupe or martini glass with cinnamon sugar, and set aside.
2. Add all Hard Truths to ice-filled bar shaker. Cover, and shake to chill.
3. Strain into prepared glass. Enjoy!



Single servings, add equal parts (one to two ounces each) of Hard Truth Cinnamon Vodka, Hard Truth Toasted Coconut Rum, and Hard Truth Toasted Coconut Rum Cream to an ice-filled bar shaker, cover and shake to chill, then strain into your favorite martini glass. If desired, garnish with a sprinkle of cinnamon. For a party pour, mix one bottle of each Hard Truth into a serving vessel, and mix well. Serve chilled.

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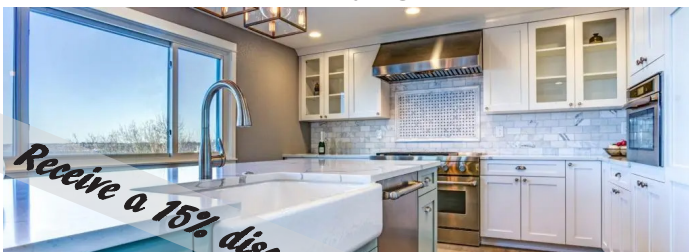
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