



# Tower Talk

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

Volume 21 Issue 5

December 2021

## PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd  
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## MESSAGE FROM THE PRESIDENT

Dear Del Prado Community,

First and foremost, I would like to wish everyone a very healthy and prosperous new year.



As my first year as President is coming to an end, I would like

to express how fortunate I have been to have worked alongside such a strong and progress minded board of directors. As a team, we worked hard literally every day, and were able to accomplish many things.

We were also fortunate enough to have AKAM as a management team. They are bright, energetic and worked tirelessly to enable all projects brought forth by the Board of Directors. They are a powerhouse of talent and their work ethic is impeccable. It is unfortunate that they have not received the credit due to them from many community members.

When I accepted this position in February of last year, I knew it would be difficult but I had no idea just how difficult and demanding it would be to effectuate the products and change we all see as necessary for the future of our condominium. The clean up behind the multiple major lawsuits that existed preventing progress while draining our bank account in lawyer fees, broken operational systems causing considerable data issues leading to non-enforcement of established protocols and rules, as well as substantial outstanding debts and multiple fire and safety violations, proved monumental to conquer at times.

It was my aim as President to lead the Board of Directors and AKAM to focus on what we needed to accomplish and chip away at the mountain bit by bit, correcting what was wrong, repairing what was broken, and repackaging and reinitiating operational systems that were defunct, while making choices that would ensure the raising of our property values and bringing our building to a more financially sound position for the future. The Board of Directors and AKAM aligned very well with my vision and actively worked as a team to accomplish this.

During this year, we have been successful in many areas and have achieved much progress and positive change for our building. I know much dust, inconvenience and frustration has happened but this time it has been due to actual work being done and products being produced.

Quickly after we took office in February, we realized that the reported funds in

*Continued on page 2*

**President** (cont. from page 1)

our operating account were not accurate numbers. Many outstanding debts remained and a good portion of that balance was used to clear all prior debts Del Prado had. The biggest obstacle that we have as a condominium is that prior choices of not building up reserves nor choosing competent, fully licensed contractors to do our necessary projects, depleted our funds and did not produce finished projects. We as a Board of Directors have had to complete many necessary projects, repairs and renovations with minimal expendable funds. We spend our money very wisely and ensure the end product is materialized every time. Building our wealth as an association is a goal, but a work in progress. At the moment there is simply too long a list of necessary repairs, renovations and projects that still need to be accomplished before our building hits a stable, healthy plateau. Once we get there, we will be able to begin to grow and reach the financial goal of three months reserve in our operational account. To strive for that at the moment would mean slowing the pace of progress significantly. We are closely guided by the accounting department of AKAM and have, despite initiating countless projects, kept a surplus every month keeping us paid in full and ok. As we complete more and more necessary repairs, renovations, and finish projects, we will begin to see steady increases in our remaining monthly operational balance.

During this year we have been able to settle all four major lawsuits that were in existence and draining our bank accounts in attorney fees. We are officially major lawsuit free!

We have completed the construction of our new fitness center, which includes a state of the art gym and yoga/pilates studio. We are now planning on the renovations of the locker rooms and rebuilding of the men's sauna. We have enabled the completion of the hallway renovations and added basic necessary elements which were missing or taken away for various reasons but were absolutely necessary to achieve a satisfactory product.

We have built up our staff and security protocols as well as begun a system of enforcing rules and elevating community awareness of such rules to create a more cohesive and harmonious community.

We have systematically closed all ma-

ior existing fire and safety violations and are now working to eliminate the minor ones. These violations added up to substantial financial fines for us.

We have begun replacement of the north roof, generator, and the refurbishing of parts for our elevators have been completed.

We are about to begin the construction of the ramp and staircase allowing us to finally effect the opening of the south pool and deck. The installation of the front gate has been set and will materialize in late January or early February.

At the moment we are working out the impasse we have had with the west garage project but are hopeful to resolve it soon and see its completion in the very near future. We must restore our parking as soon as possible.

We have begun the bidding process with relation to the renovation of our lobbies, rotunda and the interior of our elevators. Those projects will materialize this year.

I think I may have forgotten a few, but feel very proud of the accomplishments of this Board of Directors. I look forward to seeing all these projects to fruition.

Thank you very much for your support.

Roberto Sanchez

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## MENSAJE DEL PRESIDENTE

*Estimada comunidad de Del Prado,*

*Primero, me gustaría desearles a todos un año nuevo muy saludable y próspero.*

*Ahora que mi primer año como presidente está llegando a su fin, me gustaría expresar lo afortunado que he sido de haber trabajado junto a una junta directiva tan sólida y con mentalidad de progreso. Como equipo, trabajamos duro literalmente todos los días y pudimos lograr muchas cosas.*

*También tuvimos la suerte de contar con AKAM como equipo directivo. Son brillantes, enérgicos y trabajaron incansablemente para hacer posible todos los proyectos presentados por la Junta Directiva. Son una fuente inagotable de talento y su ética de trabajo es impecable. Es lamentable que no hayan recibido el crédito que se les debe de parte de muchos miembros de la comunidad.*

*Cuando acepté este puesto en febrero del año pasado, sabía que sería difícil, pero no tenía idea de lo difícil y exigente que sería llevar a cabo los productos y cambios que todos consideramos necesarios para el futuro de nuestro condominio. La limpieza detrás de las múltiples demandas importantes que existieron impidiendo el progreso mientras agotaba nuestra cuenta bancaria en honorarios de abogados, sistemas operativos rotos que causan problemas de datos considerables que conducen a la no aplicación de los protocolos y reglas establecidos, así como deudas pendientes sustanciales de múltiples violaciones de incendio y seguridad, resultó monumental de conquistar a veces.*

*Mi objetivo como presidente era liderar la Junta Directiva y AKAM para enfocarnos en lo que necesitábamos lograr y eliminar la montaña poco a poco, corrigiendo lo que estaba mal, reparando lo que estaba roto y reempacando y reiniciando los sistemas operativos que estaban difunto, al mismo tiempo que tomamos decisiones que garantizarían el aumento de los valores de nuestras propiedades y llevarían nuestro edificio a una posición más sólida desde el*

*punto de vista financiero para el futuro. La Junta Directiva y AKAM se alinearon muy bien con mi visión y trabajaron activamente en equipo para lograrlo.*

*Durante este año, hemos tenido éxito en muchas áreas y hemos logrado mucho progreso y cambios positivos para nuestro edificio. Sé que ha sucedido mucho polvo, inconvenientes y frustraciones, pero esta vez se debe al trabajo real que se está haciendo y los productos que se están produciendo.*

*Poco después de que asumimos el cargo en febrero, nos dimos cuenta de que los fondos reportados en nuestra cuenta operativa no eran números exactos. Quedaron muchas deudas pendientes y una buena parte de ese saldo se utilizó para liquidar todas las deudas anteriores que tenía Del Prado. El mayor obstáculo que tenemos como condominio es que las elecciones previas de no acumular reservas ni elegir contratistas competentes y con licencia completa para hacer nuestros proyectos necesarios, agotaron nuestros fondos y no produjeron proyectos terminados. Nosotros, como Junta Directiva, hemos tenido que completar muchos proyectos, reparaciones y renovaciones necesarios con un mínimo de fondos para gastos. Gastamos nuestro dinero con mucha sabiduría y nos aseguramos de que el producto final se materialice en todo momento. Construir nuestra riqueza como asociación es un objetivo, pero un traba-*

*Pasa a la página 4*



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**Presidente** (viene de la pagina 3)

jo en progreso. Por el momento, simplemente hay una lista demasiada larga de reparaciones, renovaciones y proyectos necesarios que aún deben realizarse antes de que nuestro edificio alcance una meseta estable y saludable. Una vez que llegemos allí, podremos comenzar a crecer y alcanzar la meta financiera de tres meses de reserva en nuestra cuenta operativa. Luchar por eso en este momento significaría ralentizar significativamente el ritmo del progreso. Nos guiamos de cerca por el departamento de contabilidad de AKAM y, a pesar de iniciar innumerables proyectos, hemos mantenido un superávit cada mes que nos mantiene pagados en su totalidad y bien. A medida que completamos más y más reparaciones, renovaciones y proyectos terminados, comenzaremos a ver aumentos constantes en nuestro saldo operativo mensual restante.

Durante este año hemos podido resolver las cuatro principales demandas que existían y agotando nuestras cuentas bancarias en honorarios de abogados. ¡Estamos oficialmente libres de demandas significativas!

Hemos completado la construcción de nuestro nuevo gimnasio, que incluye un gimnasio de última generación y un estudio de yoga/pilates. Ahora estamos planeando la renovación de los vestuarios y la reconstrucción de la sauna de hombres. Hemos hecho posible la finalización de las renovaciones de los pasillos y hemos agregado elementos básicos necesarios que faltaban o fueron retirados por diversas razones pero que eran absolutamente necesarios para lograr un producto satisfactorio.

Hemos desarrollado nuestro personal y protocolos de seguridad, así como también hemos comenzado un sistema para hacer cumplir las reglas y elevar el conocimiento de la comunidad sobre tales reglas para crear una comunidad más cohesionada y armoniosa.

Hemos cerrado sistemáticamente todas las violaciones importantes de seguridad e incendios existentes y ahora estamos trabajando para eliminar las menores. Estas violaciones se sumaron a multas económicas sustanciales para nosotros.

Hemos comenzado a reemplazar el techo norte, el generador y se ha completado la restauración de las piezas de nuestros elevadores.

Estamos a punto de comenzar la construcción de la ram-

pa y la escalera que nos permitirá finalmente efectuar la apertura de la piscina y el deck sur. La instalación de la puerta de entrada está programada y se materializará a fines de enero o principios de febrero.

En este momento estamos resolviendo el estancamiento que hemos tenido con el proyecto del garaje oeste, pero tenemos la esperanza de resolverlo pronto y ver su finalización en un futuro muy cercano. Debemos restaurar nuestro estacionamiento lo antes posible.

Hemos iniciado el proceso de licitación con relación a la renovación de nuestros vestíbulos, rotonda e interior de nuestros ascensores. Esos proyectos se materializarán este año.

Creo que he olvidado algunos, pero me siento muy orgulloso de los logros de esta Junta Directiva. Espero ver que todos estos proyectos se concreten.

Muchas gracias por tu apoyo.  
Roberto Sanchez, Presidente



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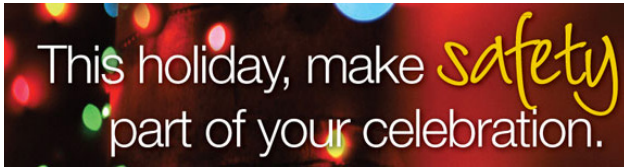
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# SAFETY TIPS FOR HOLIDAY DECORATING



The holiday season can bring lots of joy into our homes, but it's also a time for potential safety hazards. The following tips from the National Safety Council will help your family have a safe holiday.

### Exterior Decorations

- Do not overload circuits with too many lights. Only use lights that are rated for outdoor use.
- Make sure that any extension cords running power to exterior lights are shielded from moisture and protected from the weather.
- Secure all exterior decorations to prevent accidents caused by wind or heavy snow.

### Interior Decorations

- Do not buy a dry Christmas tree. Remember to water your tree every day.
- When buying an artificial tree, choose one that has been labeled fire-resistant.
- Keep the tree away from your fireplace, radiators, and other heat sources that can cause a fire.
- Check lights for broken sockets, frayed or bare wires, as well as any loose connections.
- Use no more than three light sets on any one extension cord.
- Be sure to use indoor lights only indoors, and outdoor lights outdoors.
- Turn off all lights on your tree and decorations when you go to bed or leave the house.
- Use only tinsel made of material that is nonleaded and nonflammable.
- Place the menorah and other candles out of the reach of children.
- Never leave burning candles unattended, and always supervise children when they're near candles.

Many Christmas plants, including mistletoe, holly berries, and amaryllis, can cause severe stomach problems if eaten. Keep them out of children's reach.

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## SNOW RIDGE ICE WINE

Real icewine can only be made reliably every year in Canada and most years in Germany because it requires a very specific climate. The grapes have to stay on the vine until the winter, usually until Jan or Feb, where they freeze solid at -9 degrees Celsius (15 Fahrenheit). Until the grapes are harvested, they freeze and thaw repeatedly, and all of the flavors get concentrated, with a lot of the water lost. They are then pressed in a hydraulic press when they are still frozen solid. The water remains behind in the press as solid ice. What comes out is the essence, a thick syrup of the grape with tremendously concentrated flavors and sugars. When it's fermented, it makes this beautiful sweet dessert wine. When you smell and taste it, you're right away struck with its tremendously powerful aroma and flavor.



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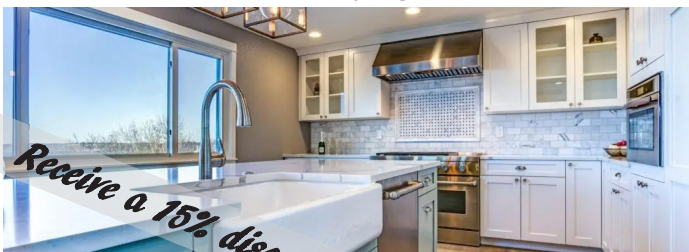
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