



Tower Talk

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

Volume 21 Issue 9

April 2022

PLAZA DEL PRADO CONDOMINIUM

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MESSAGE FROM THE PRESIDENT

Dear Community Members,

As we enter spring here at Plaza Del Prado, we are anticipating a few major projects to finally come to fruition. The generator, life safety ramp and staircase, as well as the front gate are at the final approval at the city level. We anticipate being able to complete those projects as soon as we are cleared by the city of Aventura.

Falcon Engineering has completed the bid packages for the electrical and seawall. These are necessary requirements for the 40-year re-certification. We as a Board of Directors and Management have reviewed it and are ready to send it out for bid immediately.

OpticalTel, which is our new cable and internet company, has resumed installation throughout the complex and are in the process of contacting all owners to set up appointments for installation. OpticalTel is confident that if all goes well they will complete the installation by the end of the month.

The Board of Directors has also retained our condo attorney, Kaye, Bender, Rembaum to review the condominium documents/bylaws and modernize them to concur with the current Florida Statutes. The process will take about 8 weeks to complete.

As we mentioned at the last meeting, the West Parking garage project was in a state of delay due to a series of reports by Falcon Engineering, serving as the association's representative, that the repairs were being done in a way which was not meeting standard codes, and not effectively being repaired. The findings reported by Falcon were contested by Investcom who are the contractors, and so as to mediate the situation, and move forward, we replaced Falcon Engineering as the special Inspector and association representative with Sand D Engineering, a neutral third party, to conduct an inspection and provide a full report of their findings. Previous repaired areas were opened up and an inspection was conducted. The special inspector is presently writing up his report and it should be available to us within the week. We expect to be moving forward on this project once again shortly.

Understanding that our complex needs attention across many avenues, we have ratified certain smaller projects and anticipate that they will be completed swiftly and quickly. These projects are: replacement of the air conditioner in the rotunda, renovation of the hallway lobby apartment areas between S2 connecting through to S3/4 (These areas were not included in the existing contracts that were already



Continued on page 2

President (cont. from page 1)

in place), ground floor lobby renovation in all towers. (They will all look like the one in S1), and the renovation of the elevator cab interiors, based on the design which was voted by the majority of membership which exists within the original special assessment.

We have started this second year very strong and although from the outside looking in may not be apparent yet, from the inside looking out we have a huge amount projects and solid movement forward going on daily. Unfortunately, we experience delays. I've grown to hate that word, but we have no way around them. So as a result, we have many projects on different levels of completion. But we are completing them. We are the "engine that doesn't quit" and that is why we will ultimately prevail.

While we as a Board of Directors are

working very hard for the betterment of all in our community, as I said on my first day, owners and residents also have a responsibility to work harmoniously, following the regulations and ensuring that they do what they can to maintain the level of luxury and standard we have either already paid for and/or are paying to either keep alive, rebuild or renovated.

Despite many notices, we are still receiving numerous reports of people not picking up after their pets. The poop is in many cases, easily visible to the naked eye and in the path of pedestrians. We have tried to put as many waste receptacles throughout the property and have ordered more. I really ask that everyone disposes of the waste. Whether you are a pet owner or not, it is equally upsetting and demoralizing to live and see dog poop everywhere on your property. This behavior was one of the contributing factors among many, as

to why the owner of the lot next door chained off our side access to his mall. Our community members were walking their dogs regularly over there and not picking up after them.

I will end by expressing much appreciation for the community's show of support and trust for all of us on the Board of Directors, as expressed through the many emails and messages I have received. We invest much time and effort in making the best decisions for the betterment of the community as a whole, and although we know we can't please everybody and we hear it, it is very encouraging to see that many do see the results of our efforts and feel many changes for the better have been achieved, and are willing to do what they can to help us further our goals and initiatives.

Sincerely,
Roberto Sanchez President



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MENSAJE DEL PRESIDENTE

Estimados miembros de la comunidad, A medida que entramos en la primavera aquí en Plaza Del Prado, estamos anticipando algunos proyectos importantes que finalmente llegarán a buen término. El generador, la rampa de seguridad y la escalera, así como la puerta de entrada se encuentran en la aprobación final a nivel de la ciudad. Anticipamos poder completar esos proyectos tan pronto como la ciudad de Aventura nos autorice.

Falcon Engineering ha completado los paquetes de licitación para la electricidad y el malecón. Estos son requisitos necesarios para la recertificación de 40 años. Nosotros, como Junta Directiva y Gerencia, lo hemos revisado y estamos listos para enviarlo a licitación de inmediato.

OpticalTel, que es nuestra nueva compañía de cable e Internet, ha reanudado la instalación en todo el complejo y está en proceso de comunicarse con todos los propietarios para programar citas para la instalación. OpticalTel confía en que, si todo sale bien, completarán la instalación a finales de mes.

La Junta Directiva también ha contratado a nuestro abogado de condominio, Kaye, Bender, Rembaum para revisar los documentos/estatutos del condominio y modernizarlos para que coincidan con los Estatutos actuales de Florida. El proceso tardará unas 8 semanas en completarse.

Como mencionamos en la última reunión, el proyecto del estacionamiento del oeste estaba retrasado debido a una serie de informes de Falcon Engineering, en calidad de representante de la asociación, de que las reparaciones

se estaban realizando de una manera que no cumplía con los códigos estándar, y no siendo efectivamente reparado. Los hallazgos informados por Falcon fueron impugnados por Investcom, que son los contratistas, y para mediar en la situación y seguir adelante, reemplazamos a Falcon Engineering como inspector especial y representante de la asociación con Sand D Engineering, un tercero neutral, para llevar a cabo una inspección y proporcionar un informe completo de sus hallazgos. Se abrieron áreas previamente reparadas y se realizó una inspección. El inspector especial está redactando su informe en este momento y debería estar disponible para nosotros dentro de la semana. Esperamos avanzar en este proyecto una vez más en breve.

Entendiendo que nuestro complejo necesita atención a través de muchas vías, hemos ratificado ciertos proyectos más pequeños y anticipamos que se completarán rápida y rápidamente. Estos proyectos son: reemplazo del acondicionador de aire en la rotonda, renovación de las áreas de apartamentos del vestíbulo del pasillo entre S2 que se

conectan a S3/4 (Estas áreas no estaban incluidas en los contratos existentes que ya estaban en vigor), renovación del vestíbulo de la planta baja en todas las torres. (Todos se verán como el de S1) y la renovación de los interiores de la cabina del elevador, en base al diseño que fue votado por la mayoría de los miembros que existe dentro de la evaluación especial original.

Hemos comenzado este segundo año con mucha fuerza y, aunque desde afuera puede no ser evidente todavía, desde adentro hacia afuera tenemos una gran cantidad de proyectos y un sólido avance en el día a día. Desafortunadamente, experimentamos retrasos. He llegado a odiar esa palabra, pero no tenemos forma de evitarlos. Como resultado, tenemos muchos proyectos en diferentes niveles de finalización. Pero los estamos completando. Somos el "motor que no se detiene" y es por eso que finalmente prevaleceremos.

Si bien nosotros, como Junta Directiva, estamos trabajando arduamente para

Pasa a la página 4





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Presidente (viene de la pagina 3)

el mejoramiento de todos en nuestra comunidad, como dije en mi primer día, los propietarios y residentes también tienen la responsabilidad de trabajar en armonía, siguiendo las reglamentaciones y asegurándose de que hacen lo que pueden. para mantener el nivel de lujo y estándar que ya hemos pagado y/o estamos pagando para mantenerlo vivo, reconstruirlo o renovarlo.

A pesar de muchos avisos, todavía recibimos numerosos informes de personas que no recogen los desechos de sus mascotas. Los desechos son, en muchos casos, fácilmente visible a simple vista y en el camino de los peatones. Hemos tratado de poner tantos recipientes de basura en toda la propiedad y hemos pedido más. Realmente pido que todos se deshagan de los desechos. Ya sea que tenga una mascota o no, es igualmente molesto y desmoralizador vivir y ver caca de perro en todas partes de su propiedad. Este comportamiento fue uno de los factores que contribuyeron entre muchos, en cuanto a por qué el propietario del lote de al lado encadenó nuestro acceso lateral a su centro comercial. Los miembros de nuestra comunidad paseaban a sus perros regularmente por allí y no los recogían.

Terminaré expresando mi gran aprecio por la muestra de apoyo y confianza de la comunidad hacia todos nosotros en la Junta Directiva, como se expresa a través de los muchos correos electrónicos y mensajes que he recibido. Invertimos mucho tiempo y esfuerzo en tomar las mejores decisiones para el mejoramiento de la comunidad, y aunque sabemos que no podemos complacer a todos y lo escuchamos, es muy alentador ver que muchos ven los resultados de nuestro esfuerzos y sienten que se han logrado muchos cambios para mejorar, y están dispuestos a hacer lo que puedan para ayudarnos a alcanzar nuestras metas e iniciativas.

Sinceramente,
Roberto Sanchez Presidente



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