



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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Mon - Friday 9:00am - 6:00pm
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Message from the President

Dear Community,

As we enter the second half of the year, we are at the point where several major projects that have been in progress for sometime, are near completion. We anticipate that the generator replacement, life safety ramp/staircase, front security gate, and renovation of ground floor lobbies, as well as hallways should be completed. It has been a long journey for us with these projects but their completion is near.

Presently, we are working on receiving bids for the west parking garage, boilers, water cooling towers, as well as all the elements required for the 40-year recertification process. These were mammoth sized projects which have required many months of preparation. We are working towards seeking financing for these projects. Once we have concrete details on the terms and amounts, we will immediately inform the community.

With the installation of the new gate, we are focusing on establishing a new enhanced protocol for security. We, along with AKAM, have developed a series of mandatory data requirements from the guards and a system of checks and balances to ensure a much higher standard of vigilance, and security.

Lack of an adequate number of staff, inexperienced new staff, and a poor system of checks and balances as well, has caused the housekeeping department to sink well below par. We all see it and the Board of Directors, as well as AKAM, are taking aggressive steps in trying to remedy the situation and restore the department to where it should be as quickly as we can. Please do not assume that we do not know or see the situation. We do see it and are trying our best to get it to where it needs to be as quickly as possible. Nonetheless, we still need the cooperation of the community in limiting the trash and litter around the property, especially dog feces. It is better than before but still in need of improvement.

Our complex, through much hard work, has come a very long way since a year and a half ago, despite the opinion of some diehard critics. Besides being able to complete a few major projects, we have corrected numerous issues which had prevented Del Prado from moving forward. These have promoted an increase in our market value for both our units as well as our marina. Our property is quickly and steadily increasing in value. A value comparison from 2 years ago to the present will show that. The reality is that it takes a lot of time to get anything done and more to get to where we need to be. I, the new Board of Directors members, as well as many community members, had and continue to grossly underestimate the time needed to prepare and initiate a project. It has been a hard pill to swallow for all of us, but it is a reality.



Continued on page 2

President (cont. from page 1)

We work as hard and quickly as we can without sacrificing efficiency. We will continue to do so until we finish all that is necessary here.

I have seen a shift in attitude and community awareness since I took office and have come across many owners and residents who see where we are now as opposed to where we were a year and a half ago with many previous years of no advancement, and have come forward not only to extend their appreciation, but also to offer a hand in any way they can. It is evident that we are becoming stronger as a community and are beginning to work together for the same goal.

I have no doubt that if all the chips stay in place as they have been, we will achieve for Del Prado and ourselves all the goals that we have set.

Thank You,

Roberto Sanchez
President

Mensaje Del Presidente

Estimada comunidad,

A medida que ingresamos en la segunda mitad del año, nos encontramos en el punto en el que varios proyectos importantes que han estado en progreso durante algún tiempo están a punto de completarse. Anticipamos que se debe completar el reemplazo del generador, la rampa/escalera de seguridad, la puerta de seguridad delantera y la renovación de los vestíbulos de la planta baja, así como los pasillos. Ha sido un largo viaje para nosotros con estos proyectos, pero su finalización está cerca.

Actualmente estamos trabajando en la recepción de ofertas para el garaje de estacionamiento oeste, calderas, torres de enfriamiento de agua, así como todos los elementos necesarios para el proceso de recertificación de 40 años. Estos fueron proyectos gigantescos que han requerido muchos meses de preparación.

Estamos trabajando para buscar financiamiento para estos proyectos. Una vez que tengamos detalles concretos sobre los términos y montos, informaremos de inmediato a la comunidad.

Con la instalación de la nueva puerta, nos estamos enfocando en establecer un nuevo protocolo mejorado para la seguridad. Nosotros, junto con AKAM, hemos desarrollado una serie de requisitos de datos obligatorios de los guardias y un sistema de controles y equilibrios para garantizar un nivel mucho más alto de vigilancia y seguridad.

La falta de una cantidad adecuada de personal, personal nuevo sin experiencia y un sistema deficiente de controles y equilibrios también ha provocado que el departamento de limpieza se hunda muy por debajo de la media. Todos lo vemos y la Junta Directiva, así como AKAM, están tomando medidas agresivas para tratar de remediar la situación y restaurar el departamento a donde debería estar lo más rápido posible. Por favor, no asuma que no conocemos o vemos la situación. Lo vemos y estamos haciendo todo lo posible para llevarlo a donde debe estar lo más rápido posible. No obstante, todavía necesitamos la cooperación de la comunidad para limitar la basura y los desperdicios alrededor de la propiedad, especialmente las heces de los perros. Es mejor que antes, pero aún necesita mejoras.

Nuestro complejo, a través de mucho trabajo duro, ha recorrido un largo camino desde hace un año y medio, a pesar de la opinión de algunos críticos persistentes. Además

Pasa a la página 3

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Presidente (viene de la pagina 2)

de poder completar algunos proyectos importantes, hemos corregido numerosos problemas que habían impedido que Del Prado avanzara. Estos han promovido un aumento en nuestro valor de mercado tanto para nuestras unidades como para nuestra marina. Nuestra propiedad está aumentando de valor rápida y constantemente. Una comparación de valor desde hace dos años hasta el presente lo mostrará. La realidad es que se necesita mucho tiempo para hacer cualquier cosa y más para llegar a donde necesitamos estar. Yo, los nuevos miembros de la Junta Directiva, así como muchos miembros de la comunidad, subestimamos y seguimos subestimando enormemente el tiempo necesario para preparar e iniciar un proyecto. Ha sido una píldora difícil de tragar para todos nosotros, pero es una realidad.

Trabajamos tan duro y rápido como podemos sin sacrificar la eficiencia. Continuaremos haciéndolo hasta que terminemos todo lo necesario aquí.

He visto un cambio en la actitud y la conciencia de la comunidad desde que asumí el cargo y me he encontrado con muchos propietarios y residentes que ven dónde estamos ahora en comparación con dónde estábamos hace un año y medio con muchos años anteriores sin avances, y han presentarse no solo para extender su aprecio, sino también para ofrecer una mano en cualquier forma que puedan. Es evidente que nos estamos volviendo más fuertes como comunidad y estamos comenzando a trabajar juntos por un mismo objetivo.

No tengo ninguna duda de que si todas las fichas quedan como están, conseguiremos para Del Prado y para nosotros todos los objetivos que nos hemos propuesto.

Gracias,
Roberto Sánchez
Presidente

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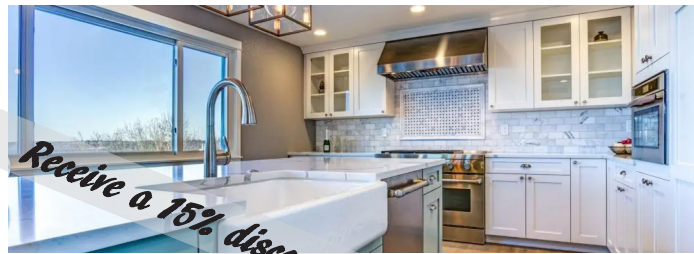
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