



Tower Talk

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

Volume 22 Issue 2

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PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160
www.akam.com

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IMPORTANT #'S

Office..... 305-931-5643
Fax 305-931-9685
Front Desk..... 305-931-3544
Maintenance 305-931-5240
Rover..... 954-779-8837
Del Prado Market.... 305-974-0058

PLAZA DEL PRADO STAFF

Manager Marjorie Davalos
manager@plazadelprado.net

Asst. Manager..... Yenny Rodriguez
assistantmanager@plazadelprado.net

Front Desk..... Ashley King
frontdesk@plazadelprado.net

Admin Asst. Aleesia Valle
admin@plazadelprado.net

OFFICE HOURS

Mon - Friday 9:00am - 6:00pm
Closed for lunch..... noon - 1:00pm

TOWER TALK LIAISON Dan Spevack

For article submission dspevack@gmail.com

Message from the President

Dear Community,

As we enter fall, we are at the point where several major projects that have been in progress for sometime are finally near their completion, as the city has recently indicated. We have been in an ongoing back and forth situation with the city in trying to meet the latest code requirements. It has been a real struggle. The city of Aventura, although cooperating with us, has been very strict and has repeatedly asked for revisions to the drawings that were originally approved at the beginning of the projects, that themselves took many months to complete. They change the codes and ask us to revise, over and over. Its been very frustrating, thinking we are advancing to only be set back again. We anticipate that we have now satisfied all new requirements and that the completion of the generator replacement, life safety ramp/staircase and exit gate, front security gate, and renovation of ground floor lobbies as well as hallways, should be completed at this point without any further delays or revisions. It has been a long journey for us with these projects, but their completion is finally near and we are excited to finish and finally put it behind us. This journey has been long and hard.

We have completed the bidding process for the West Parking garage. We are waiting for final adjusted bids so as to choose the contracting company and begin the work. The bidding process for the boilers, water cooling towers, as well as all the elements required for the 40 year recertification have been almost completed and we anticipate those projects to begin shortly as well. These were mammoth sized projects, which have required many months of preparation for city approval.

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. At the moment, we have not secured a loan yet. We are in the process of seeking the best one for our community. It has not been easy given the present economic climate our country is in. Please be sure to log on to Building Link frequently to keep up to date on the status of these projects. Our Management Company as well as Falcon, our association representative, regularly provides more precise and technical updates.

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.

As mentioned in our last Tower Talk, we have experienced very impactful staffing deficits, due to our difficulty in offering post-pandemic minimum competitive salaries. The Board of Directors and management have been actively working on

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President (cont. from page 1)

a way to meet this minimum standard, allowing us to properly restaff as well as retain our employees while providing the least financial impact on our community. Although this is an ongoing situation, I am pleased to see that there has been a noticeable shift in the community's involvement in raising Del Prado's quality of life. One of my main goals as President was to not only ensure the repair of the complex but to also do what I could to promote and remind our community that we all have a responsibility and stake in maintaining and caring for our common grounds. I have come across several community members that have commented on how the message is being heard and they have noticed the decrease in litter, dog feces and destructive behavior and feel that more community members are taking an active role in ensuring that we raise and maintain the highest standards in our own home. This is great news for all of us. Our complex, through much hard work, has come a very long way since a year and a half ago. We are almost there Del Prado.

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 ask that you continue to be patient seeing that we are moving this community forward as quickly as we can, and also support us as a Board of Directors, for although we are a very strong board, oftentimes, we also feel the anxiety and disillusion, seeing how hard we work and how slowly everything takes to complete. We as owners are as frustrated as you. We want things to manifest as quickly as well.

I see the community slowly retaking ownership of Del Prado and it shows. I see more people following our common rules and ensuring our property remains as clean as possible for all of us to enjoy. I've met with many residents and owners, who are vested in ensuring our hallways and recent renovations stay unmarred and pristine, by informally overseeing either their particular floor or tower. It is what's needed and most welcomed, but only if always exercised with respect and civility. Those are non-negotiables for the Del Prado way.

Del Prado is not just a complex. It is a Way of Life and here we are committed to striving to live and enjoy our special and beautiful piece of sky, with the highest forms of neighborliness, respect, civility and camaraderie within our home.

I know we will achieve for Del Prado and ourselves, all the goals that we, and I have set. Del Prado is "moving on up".

Thank You,
Roberto Sanchez, President

Mensaje Del Presidente

Estimada comunidad,

A medida que entramos en otoño, estamos en el punto donde varios proyectos importantes que han estado en progreso durante algún tiempo finalmente están cerca de su finalización, como lo indicó recientemente la ciudad. Hemos estado en una situación continua de ida y vuelta con la ciudad para tratar de cumplir con los últimos requisitos del código. Ha sido una verdadera lucha. La ciudad de Aventura, a pesar de cooperar con nosotros, ha sido muy estricta y ha solicitado repetidamente revisiones de los planos que se aprobaron originalmente al comienzo de los proyectos, que demoraron muchos meses en completarse. Cambian los códigos y nos piden que los revisemos, una y otra vez. Ha sido muy frustrante pensar que avanzamos para volver a retroceder. Anticipamos que ahora hemos satisfecho todos los requisitos nuevos y que la finalización del reemplazo del generador, la rampa/escalera de seguridad y la puerta de salida, la puerta de seguridad delantera y la renovación de los vestíbulos de la planta baja y los pasillos deben completarse en este punto sin más retrasos o revisiones. Ha sido un largo viaje para nosotros con estos proyectos, pero su finalización finalmente está cerca y estamos ansiosos de terminar y finalmente dejarlo atrás. Este viaje ha sido largo y duro.

Hemos completado el proceso de licitación para el estacionamiento Oeste. Estamos a la espera de las ofertas finales ajustadas para elegir la empresa contratante y comenzar el trabajo. El proceso de licitación de las calderas, torres de enfriamiento de agua, así como todos los elementos requeridos para la recertificación de 40 años, está casi terminado y anticipamos que esos proyectos también comenzarán en breve. Estos fueron proyectos de tamaño gigantesco, que han requerido muchos meses de preparación para la aprobación de la ciudad.

Estamos trabajando para buscar financiamiento para estos proyectos. Una vez que tengamos detalles concretos sobre

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Presidente (viene de la pagina 2)

los términos y montos, informaremos de inmediato a la comunidad. Por el momento, no hemos obtenido un préstamo todavía. Estamos en el proceso de buscar el mejor para nuestra comunidad. No ha sido fácil dado el clima económico actual en el que se encuentra nuestro país. Asegúrese de iniciar sesión en Building Link con frecuencia para mantenerse actualizado sobre el estado de estos proyectos. Nuestra Sociedad Gestora, así como Falcon, nuestro representante de la asociación, proporciona regularmente actualizaciones técnicas y más precisas.

Con la instalación de la nueva puerta, nos estamos enfocando en establecer un nuevo protocolo mejorado para la seguridad. 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.

Como mencionamos en nuestra última Tower Talk, hemos experimentado déficits de personal muy impactantes, debido a nuestra dificultad para ofrecer salarios mínimos competitivos después de la pandemia. La Junta Directiva y la gerencia han estado trabajando activamente en una manera de cumplir con este estándar mínimo, permitiéndonos renovar y retener a nuestros empleados de manera adecuada al mismo tiempo que proporcionamos el menor impacto financiero en nuestra comunidad. Aunque esta es una situación continua, me complace ver que ha habido un cambio notable en la participación de la comunidad para mejorar la calidad de vida de Del Prado. Uno de mis principales objetivos como presidente era no solo garantizar la reparación del complejo, sino también hacer lo que pudiera para promover y recordar a nuestra comunidad que todos tenemos la responsabilidad y el interés de mantener y cuidar nuestros terrenos comunes. Me he encontrado con varios miembros de la comunidad que han comentado cómo

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Presidente (viene de la pagina 3)

se está escuchando el mensaje y han notado la disminución de la basura, las heces de los perros y el comportamiento destructivo y sienten que más miembros de la comunidad están tomando un papel activo para garantizar que criamos y mantenemos la más altos estándares en nuestra propia casa. Esta es una gran noticia para todos nosotros. Nuestro complejo, a través de mucho trabajo duro, ha recorrido un largo camino desde hace un año y medio. Ya casi llegamos Del Prado.

Trabajamos tan duro y rápido como podemos sin sacrificar la eficiencia. Continuaremos haciéndolo hasta que terminemos todo lo necesario aquí. Les pido que sigan siendo pacientes ya que estamos haciendo avanzar a esta comunidad lo más rápido que podemos, y que también nos apoyen como Junta Directiva, ya que aunque somos una junta muy fuerte, muchas veces también sentimos la ansiedad y la desilusión, viendo lo duro que trabajamos y lo lento que tarda todo en completarse. Nosotros, como propietarios, estamos tan frustrados como ustedes. Queremos que las cosas se manifiesten rápido también.

Veo a la comunidad retomando lentamente la propiedad de

Del Prado y se nota. Veo que más personas siguen nuestras reglas comunes y se aseguran de que nuestra propiedad permanezca lo más limpia posible para que todos la disfrutemos. Me he reunido con muchos residentes y propietarios, que están comprometidos en garantizar que nuestros pasillos y renovaciones recientes permanezcan intactos y prístinos, supervisando informalmente su piso o torre en particular. Es lo que se necesita y lo más bienvenido, pero solo si se ejerce siempre con respeto y civismo. Esos no son negociables para la forma de Del Prado.

Del Prado no es solo un complejo. Es una Forma de Vida y aquí estamos comprometidos a esforzarnos por vivir y disfrutar nuestro especial y hermoso pedazo de cielo, con las más altas formas de convivencia, respeto, civismo y compañerismo dentro de nuestro hogar.

Sé que lograremos para Del Prado y para nosotros, todas las metas que nos hemos propuesto. Del Prado "se mueve hacia arriba".

Gracias,
Roberto Sánchez, Presidente

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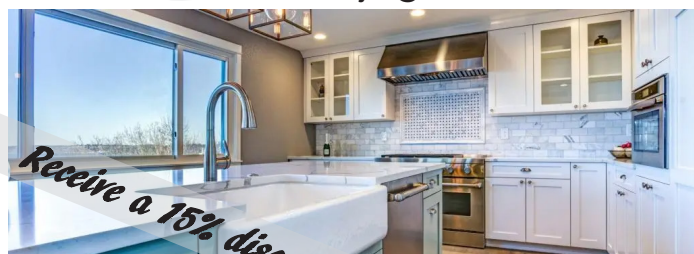
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