



Tower Talk

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

Volume 22 Issue 3

October 2022

PLAZA DEL PRADO CONDOMINIUM

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Aventura, FL 33160
www.akam.com

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MESSAGE FROM THE PRESIDENT

Dear Community,

I was hoping to wish you all a happy Fall, but due to the hurricane that just devastated so many peoples' lives last week, it is a somber welcome into the Fall season. I extend my condolences and prayers to anyone impacted by the storm.

Thankfully, we, not only in Miami, but also at Plaza del Prado, were spared this time and so we were able to keep business running as usual.

On April 11, 2022, Plaza Del Prado issued an official letter of termination to Investcom (the construction company), terminating the construction agreement with regard to the west garage for cause. Investcom responded to the termination letter, by initiating an arbitration proceeding for wrongful termination of the agreement. Plaza Del Prado is very well prepared for this and will not only successfully defend the claims raised by Investcom, but is also very well prepared to successfully pursue its own claims for damages against Investcom.

This will be an ongoing situation but we are striving to get through it as quickly as possible.

The Board of Directors has already received and read all bids for choosing a new construction company for the West Parking Garage project. We will inform the community when we arrive at the decision. There are many factors involved and we are going over it with a fine-tooth comb, to ensure as with any other project we've embarked on from beginning to end, that it runs smoothly, quickly, and without a single legal or inspection issue.

We are entering the last stages of the completion of the life safety ramp/staircase. We are at the waterproofing stage and final inspection for these projects is very close.

Although All Power has completed all aspects of the installation of the new generator, upon final inspection, the city of Aventura requested, although not taking any prior issue when the plans were submitted and approved, that an annunciator be installed in the rotunda next to the fire panel. It has been ordered and will immediately be installed upon receipt. At that point we will be ready for a final inspection once again. We don't anticipate having any further issues at this point.

The next huge hurdles that we as an association have to get through are the replacement of the cooling towers, boilers, and completion of the 40-year recertification requirements. We are presently seeking loan or line of credit possibilities

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President (cont. from page 1)

so we can finance them. We will provide concrete details in the next few weeks as they materialize.

The ground floor lobbies almost complete and they look great as compared to what we had before.

I strongly ask EVERYONE to do what they can to ensure they look pristine for a long time to come. We cannot afford to ruin what has been done and have to repair in the future. We ask that everyone take that responsibility within our complex.

We will soon begin the elevator cab remodeling. The elevators will look beautiful but as we all know, they will only last if our rules for moving in and out and padding are not adhered to. Should you see anyone moving something you feel should require padding and there is none, please alert the rotunda security.

We have also asked for proposals to begin the rotunda expansion and main lobby remodeling projects.

Although the front gate has been completed for weeks, the fire department has required that a Knox Box be installed to ensure fire department access. Protech has ordered the Knox Box and applied for the required permit. Once installed, we will be ready for final inspection.

The General Manager as well as the Regional Manager, are working on the 2023 budget draft for Board review and will be presenting it shortly.

I feel that I have covered most everything going on in front and behind the scenes at the moment. As you can see, we are moving along as best as we can but securing this time that every step forward is a firm step to which we can build on the next one. There is no more looking or going back.

Please remember that how we live in Del Prado is not up to the security teams or the many rules even, it is up to us and it is in our hands.

We have a Del Prado way and we must live it and keep it our standard.

Thank you.

Roberto Sanchez, President

MENSAJE DEL PRESIDENTE

Estimada comunidad,

Esperaba desearles a todos un feliz otoño, pero debido al huracán que devastó la vida de tantas personas la semana pasada, es una bienvenida sombría a la temporada de otoño. Extiendo mis condolencias y oraciones a todos los afectados por la tormenta.

Afortunadamente, nosotros, no solo en Miami, sino también en la Plaza del Prado, nos salvamos esta vez y pudimos mantener el complejo funcionando como de costumbre.

El 11 de abril de 2022, Plaza Del Prado emitió oficio de terminación a Investcom (la empresa constructora), rescindiendo el contrato de construcción con respecto al garaje oeste or causa. Investcom respondió a la carta de rescisión iniciando un procedimiento de arbitraje por rescisión indebida del acuerdo. Plaza Del Prado está muy bien preparada para esto y no solo defenderá con éxito las reclamaciones planteadas por Investcom, sino que también está muy bien preparada para presentar con éxito sus propias reclamaciones por daños y perjuicios contra Investcom. Esta será una situación continua, pero nos esforzamos por superarla lo más rápido posible.

La Junta Directiva ya recibió y leyó todas las ofertas para elegir una nueva empresa constructora para el proyecto del garaje. Informaremos a la comunidad cuando llegemos a la decisión. Hay muchos factores involucrados y lo estamos revisando con cuidado, para asegurarnos, como con cualquier otro proyecto en el que nos hemos embarcado de principio a fin, que se desarrolle sin problemas, rápidamente y sin un solo problema legal o de inspección.

Estamos entrando en las últimas etapas de la finalización de la rampa/escalera de seguridad. Estamos en la etapa de impermeabilización y la inspección final para estos proyectos está muy cerca.

Aunque All Power ha completado todos los aspectos de la instalación del nuevo generador; después de la inspección final, la ciudad de Aventura solicitó, aunque no tuvo ningún problema previo cuando se presentaron y aprobaron los planos, que se instalara un anunciador en la rotonda al lado del tablero de fuego. Se ha pedido y se instalará inmediatamente después de su recepción. En ese momento estaremos listos para una inspección final una vez más. No anticipamos tener más problemas.

Los próximos grandes obstáculos que tenemos que superar como asociación son el reemplazo de las torres de enfriamiento, las calderas y la finalización de los requisitos de recertificación de 40 años. Actualmente estamos buscando posibilidades de préstamo o línea de

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Presidente (viene de la pagina 2)

crédito para poder financiarlos. Proporcionaremos detalles concretos en las próximas semanas a medida que se materialicen.

Los vestíbulos de la planta baja están casi completos y se ven geniales en comparación con lo que teníamos antes.

Les pido fuertemente a TODOS que hagan lo que puedan para asegurarse de que se vean impecables durante mucho tiempo. No podemos darnos el lujo de arruinar lo que se ha hecho y tener que reparar en el futuro. Pedimos que todos asuman esa responsabilidad dentro de nuestro complejo.

Pronto comenzaremos la remodelación de las cabinas de los ascensores. Los ascensores se verán hermosos, pero, como todos sabemos, solo durarán si todos cumplen con nuestras reglas para entrar y salir y protectores acolchados. Si ve a alguien moviendo algo que cree que debería requerir protectores y no lo hay, avise a la seguridad de la rotonda.

También hemos solicitado propuestas para comenzar la expansión de la rotonda y los proyectos de remodelación del vestíbulo principal.

Aunque la puerta de entrada se completó hace semanas, el departamento de bomberos ha requerido que se instale una Knox Box para garantizar el acceso del departamento de bomberos. Protech ordenó el Knox Box y solicitó el permiso requerido. Una vez instalado, estaremos listos para la inspección final.

La Gerente General, así como la Gerente Regional, están trabajando en el

presupuesto de 2023 para la revisión de la Junta y lo presentarán en breve.

Siento que he cubierto casi todo lo que sucede delante y detrás de escena en este momento. Como ven, vamos avanzando lo mejor que podemos, pero asegurando esta vez que cada paso adelante es un paso firme sobre el que construir el siguiente. Ya no hay que mirar ni volver atrás.

Recuerde que la forma en que vivimos en Del Prado no depende de los equipos de seguridad ni de las muchas reglas. Depende de nosotros y está en nuestras manos.

Tenemos un estilo Del Prado y debemos vivirlo y mantenerlo como nuestro estándar.

Muchas gracias.
Roberto Sánchez, Presidente




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