



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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What would you do if you couldn't live in, or rent, your Del Prado unit or boat dock?

Imagine being told one day, that you and/or your tenants must vacate Del Prado immediately. It's a sobering thought...giving up your home, or your source of rental income, but that's where we were headed two years ago, before you elected the current board. Remember that your board lives here too and we share these concerns. Which is why we immediately focused on the requirements necessary to bring Del Prado back to operational shape. Then Surfside Towers collapsed, and the attitudes of all divisions of the government charged with the safety of condos changed. Every department looked at condos with a hypercritical eye, and in several cases, told residents "Get out. Your building is unsafe."

When it came time for them to look at Del Prado, they saw a lot of problems, but they also saw a board that was already proactively solving them. We didn't give them excuses. We didn't ask them to delay requirements beyond what it takes to fix the problem. We didn't whine that there were too many things to do and not enough time to do them. We are tackling every problem at once. That attitude, is the reason you are sleeping in your own bed tonight, or you have tenants sleeping in your unit.

Unfortunately, to bring this community up to the condition that it needs to be in, within a time frame acceptable to building officials, is financially inconvenient. Further, the employment market has shot up, making it impossible to fill vacancies at pre-covid rates. Additionally, the companies which do the work we need, are inundated with jobs, which means they can charge higher prices, and may not be available immediately. Each of the items we have to fix require materials that in many cases are also on back order.

Many of the things we have to do require multiple steps: Engineering review, creation of scopes of work, creation and distribution of bid packages, interviewing and vetting of companies, reviewing and comparing bids, making decisions, and then getting our lawyers to give contracts their blessing. Then we can get our permits and begin work.

This is not easy to coordinate. It's kind of like trying to cater a dinner for 625 families and making sure all the food comes out properly on time. We are at the point where the contracts are being blessed and signed. We have money for a few things, but we now have to ask the bank for a loan to make them all happen, which means another special assessment... a big one. This is even more financially inconvenient. But consider the alternatives.

Would you rather go to sleep tonight in your own bed financially inconvenienced, or figure out where to move your life to, while still being financially inconvenienced?

Continued on page 2

What would you do? (cont. from page 1)

nienced? Because if we don't all do our part to fund the necessary repairs and maintenance for this community, the choice of where to sleep will no longer be ours. Del Prado could be shut down, and/or sent to receivership. Then the (at least temporary) resale value of your unit/boat slip could be \$0.

What does receivership mean? It means the court will make us pay a professional we don't know for the job of doing what we are already doing, with no regard for the individual on a social or financial level. A receiver's job is to get our community fixed and solvent...exactly what we are already doing.

One more thing...Why are so many of you running to the city with complaints? Although you have a right to bring up real issues, there is nothing you can complain about that has not already been complained about. The city is aware of our problems, and the reason Del Prado is allowed to function is because we are already working on solving them. Think before you complain! What do you expect to achieve that isn't happening already? Don't you think if we could fix these problems faster, we would? Adding complaints achieves nothing positive at this point. Even if you could find something new to complain about, which might be the straw that breaks our back and shuts us down, what positive purpose does it serve? You hurt yourself as much as anyone. You sleep at Del Prado tonight because we have already proven to the city that we are on top of these problems and moving as fast as we can.

For example, recently the North Pool got shut down. Why? Because a new city inspector was sent to review a new complaint, while the previous inspector knew we were working on the problem and allowed one pool open. We can swim in pools, not in complaints.

If you take a look at buildinglink you will see weekly reports on all the things that have been handled that week by the office. This year the board and management has had more on its plate than ever before, simply because deadlines are now unyielding. They

must be met, and believe it or not we are on schedule to do so. And this board and management company have been more transparent than any in the history of Del Prado as far as showing you what is going on. It's like some of you are afraid to look at the facts because you enjoy complaining too much. Negativity is toxic to progress and success. It's a bad habit that fosters gossip and can destroy a condo socially.

Focus on the positive. Look around you and be proud of the fact that we are laser-focused on becoming the jewel in Aventura that we once were. Take pride in your community's potential, and sleep well.

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¿Qué haría si no pudiera vivir en, o alquilar, su unidad de Del Prado o muelle de botes?

Imagínese que un día le digan que usted y/o sus inquilinos deben desalojar Del Prado inmediatamente. Es un pensamiento aleccionador... renunciar a su casa o a su fuente de ingresos por alquiler, pero hacia eso nos dirigíamos hace dos años, antes de que usted eligiera la junta actual. Recuerda que aquí también vive tu junta y compartimos estas inquietudes. Es por eso que nos enfocamos de inmediato en los requisitos necesarios para que Del Prado volviera a estar en forma operativa. Luego, Surfside Towers colapsó y las actitudes de todas las divisiones del gobierno encargadas de la seguridad de los condominios cambiaron. Todos los departamentos observaron los condominios con un ojo hipercrítico y, en varios casos, les dijeron a los residentes: "Fuera. Su edificio no es seguro".

Cuando llegó el momento de mirar a Del Prado, vieron muchos problemas, pero también vieron una junta que ya los estaba resolviendo de manera proactiva. No les dimos excusas. No les pedimos que retrasaran los requisitos más allá de lo necesario para solucionar el problema. No nos quejamos de que había demasiadas cosas que hacer y no había suficiente tiempo para hacerlas. Estamos abordando todos los problemas a la vez. Esa actitud es la razón por la que está durmiendo en su propia cama esta noche, o tiene inquilinos durmiendo en su unidad.

Desafortunadamente, llevar a esta comunidad a la condición en la que debe estar, dentro de un marco de tiempo aceptable para los funcionarios de construcción, es económicamente inconveniente. Además, el mercado laboral se ha disparado, lo que hace imposible cubrir las vacantes a las tasas anteriores al covid. Además, las empresas que hacen el trabajo que necesitamos están inundadas de puestos de trabajo, lo que significa que pueden cobrar precios más altos y es posible que no estén disponibles de inmediato. Cada uno de los artículos que tenemos que arreglar requieren materiales que en muchos casos también están en espera.

Muchas de las cosas que tenemos que hacer requieren varios pasos: revisión de ingeniería, creación de alcances de trabajo, creación y distribución de paquetes de ofertas, entrevistas y verificación de antecedentes de empresas, revisión y comparación de ofertas, toma de decisiones y luego hacer que nuestros abogados otorguen contratos. su bendición. Entonces podemos obtener nuestros permisos y comenzar a trabajar.

Esto no es fácil de coordinar. Es como tratar de preparar una cena para 625 familias y asegurarse de que toda la comida salga a tiempo. Estamos en el punto donde los contratos están siendo bendecidos y firmados. Tenemos dinero para algunas cosas, pero ahora tenemos que pedir un préstamo al banco para hacerlas todas, lo que significa otra evaluación especial... una grande. Esto es aún más inconveniente financieramente. Pero considere las alternativas.

¿Preferirías ir a dormir esta noche en tu propia cama con inconvenientes financieros, o averiguar hacia dónde mover tu vida, mientras sigues teniendo inconvenientes financieros? Porque si no ponemos de nuestra parte para financiar las reparaciones y el mantenimiento necesarios para esta comunidad, la elección de dónde dormir ya no será nuestra. Del Prado podría ser cerrado y/o enviado a sus-

Pasa a la página 4

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¿Qué haría? (viene de la pagina 3)

pensión de pagos. Entonces, el valor de reventa (al menos temporal) de su unidad/atracadero podría ser de \$0.

¿Qué significa sindicatura? Significa que el tribunal nos hará pagar a un profesional que no conocemos por el trabajo de hacer lo que ya estamos haciendo, sin consideración por el individuo a nivel social o financiero. El trabajo de un síndico es arreglar y solventar nuestra comunidad... exactamente lo que ya estamos haciendo.

Una cosa más... ¿Por qué tantos de ustedes corren a la ciudad con quejas? Aunque tiene derecho a plantear problemas reales, no hay nada de lo que pueda quejarse que no haya sido ya reclamado. La ciudad es consciente de nuestros problemas, y la razón por la que se permite que Del Prado funcione es porque ya estamos trabajando para resolverlos. ¡Piensa antes de quejarte! ¿Qué espera lograr que no esté sucediendo ya? ¿No crees que si pudiéramos solucionar estos problemas más rápido, lo haríamos? Agregar quejas no logra nada positivo en este punto. Incluso si pudieras encontrar algo nuevo de lo que quejarte, que podría ser la gota que colma el vaso y nos cierra la espalda, ¿a qué propósito positivo sirve? Te lastimas tanto como a cualquiera. Duermes en Del Prado esta noche porque ya le hemos demostrado a la ciudad que estamos al tanto de estos problemas y avanzamos lo más rápido que podemos.

Por ejemplo, recientemente cerraron la Piscina Norte. ¿Por qué? Porque se envió un nuevo inspector de la ciudad para revisar una nueva queja, mientras que el inspector anterior sabía que estábamos trabajando en el problema y permitió que se abriera una piscina. Podemos nadar en piscinas, no en quejas.

Si echa un vistazo a buildinglink, verá informes semanales sobre todas las cosas que se han manejado esa semana en la oficina. Este año, la junta directiva y la gerencia han tenido más en su plato que nunca, simplemente porque los plazos ahora son inflexibles. Deben cumplirse, y lo creas o no, estamos a tiempo para hacerlo. Y esta junta y administración han sido más transparentes que ninguna en la historia de Del Prado en cuanto a mostrarles lo que está pasando. Es como si algunos de ustedes tuvieran miedo de ver los hechos porque les gusta quejarse demasiado. La negatividad es tóxica para el progreso y el éxito. Es un mal hábito que fomenta los chismes y puede destruir un condominio socialmente.

Enfócate en lo positivo. Mire a su alrededor y siéntase orgulloso del hecho de que estamos enfocados con láser en convertirnos en la joya de Aventura que alguna vez fuimos. Enorgulécete del potencial de tu comunidad y duerme bien.

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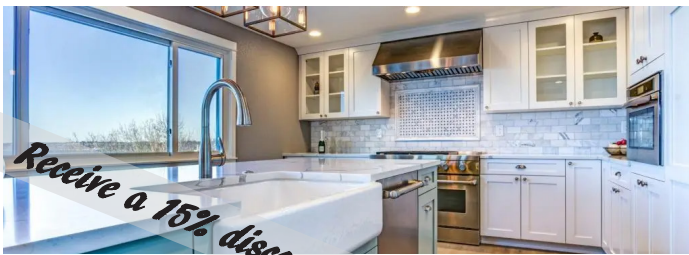
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