



# Tower Talk

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

Volume 22 Issue 9

April 2023

## PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd  
Aventura, FL 33160  
[www.akam.com](http://www.akam.com)

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### PLAZA DEL PRADO STAFF

**Manager** ..... Ivo Avalos  
*manager@plazadelprado.net*  
**Asst. Manager**..... Sandra Jimenez  
*assistantmanager@plazadelprado.net*  
**Front Desk**..... Laura Hernández  
*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](mailto:dspevack@gmail.com)



## MESSAGE FROM THE PRESIDENT

Residents,

Welcome to Spring 2023! We keep moving forward with the pending projects. As expected, it has been a challenge. However, with the right mindset and with your support and trust, we will achieve the proposed objectives.

**West Parking Garage:** After many obstacles and pending issues, we are happy to report that we have started the reconstruction of the west parking lot. The first section that got demolished showed that the concrete is in worse condition than we anticipated. We are meeting with the contractors to understand the implications (financial and schedule). Stay tuned!

**Pool:** As you noticed, the City of Aventura allowed us to open the North pool. Opening the South pool requires a more-complex execution plan. The Fire Department requires a specific egress plan from the pool deck. In addition to the ladder (completed and passed inspection), we still need to have an operational ramp and a safe gated path from the south side of the rotunda to the ramp. It will take time; we will keep you informed on the progress.



**Office Staff:** The management office is fully staffed. Our new manager is Mr. Ivo Avalos, and Ms. Sandra Jimenez is our new Assistant Manager. Ms. Laura Hernandez was transferred from the Rotunda to the office front desk. Ms. Aleesia Valle continues supporting the office as our Administrative Assistant.

We have a new employee covering the Rotunda in the mornings; his name is Mauricio Pierre. Starting in April, a new administrative AKAM employee will cover the evening shifts. Having an AKAM employee covering the evening shift will allow us to deliver packages after-hours and to complete administrative office tasks that could not be completed during the day. We are re-evaluating the functions and modifying the procedures to optimize the office operations.

*Continued on page 2*

**President** (cont. from page 1)

**AKAM:** We have detected major flaws with the office. For examples, we have found discrepancies between vendor invoices and payments. Also, we have noticed that residents' payments are taking too long to reflect in their accounts. We meet with AKAM regularly; we want a seamless operation in the office so we can dedicate more time and effort in the daily operations of the building.

**Records:** We have been cross-checking residents' data to make sure that we maintain the most up-to-date information from our residents. We have also been making phone calls to notify our residents that they have outstanding debts with the condominium. Remember that we need your maintenance payments so we can execute the necessary projects that keeps our community afloat. Please pay the full maintenance and assessment amount on time.

**Cooling Tower:** A comprehensive cleaning of the cooling tower has been carried out and we have covered the cracks with a special silicone to prevent water loss.

Thank you for your time!

Bettina Allende




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## Free Ev Charger At Your Parking Space From FPL!

FPL has offered to partner with Del Prado in a pilot program for interested residents with Electric Vehicles. They have offered to spend approximately \$250,000.00 on improving our electrical infrastructure and the installation of 15 chargers, with the possibility of 15 more down the road, all at no cost to us. FPL will take care of all the planning, permits, wiring and installation. Each charger is metered and Individual residents would only pay for the electricity they use. By taking part in this pilot program, we are also building a relationship with FPL that we will need down the road when our community needs more EV charging stations.

F.S. 718.113(8)(a) states "The board of administration of a condominium association may not prohibit a unit owner from installing an electric vehicle charging station for an electric vehicle, as defined in s. 320.01 within the boundaries of his or her limited common element or exclusively designated parking area."

Having this charging station is your right, and FPL will provide it for free. However, we are considering a hookup charge to transformers, which will be set aside exclusively toward the purchase of more transformers for additional EV service. As of now we are looking for some areas where we can install a common charger for everyone also. Once we know how many common chargers we can install, we will know how many are left for individual spaces. If you have an EV, and you are parking in your assigned spot in the east underground garage, you are eligible. You may also be eligible if you have a contract for the delivery of an EV. Email Dan Spevack at [ev4delprado@gmail.com](mailto:ev4delprado@gmail.com) if you are interested in taking advantage of this opportunity.

## ¡Cargador Ev Gratis En Su Espacio De Estacionamiento De FPL!

*FPL se ha ofrecido a asociarse con Del Prado en un programa piloto para residentes interesados con vehículos eléctricos. Han ofrecido gastar aproximadamente \$ 250,000.00 en mejorar nuestra infraestructura eléctrica y la instalación de 15 cargadores, con la posibilidad de 15 más en el futuro, todo sin costo para nosotros. FPL se encargará de toda la planificación, permisos, cableado e instalación. Cada cargador se mide y los residentes individuales solo pagarían por la electricidad que usan. Al participar en este programa piloto, también estamos construyendo una relación con FPL que necesitaremos en el futuro cuando nuestra comunidad necesite más estaciones de carga de vehículos eléctricos.*

*F.S. 718.113 (8) (a) establece que "La junta de administración de una asociación de condominios no puede prohibir que el propietario de una unidad instale una estación de carga de vehículos eléctricos para un vehículo eléctrico, como se define en la sección 320.01 dentro de los límites de su elemento común limitado o área de estacionamiento designada exclusivamente".*

*Tener esta estación de carga es su derecho, y FPL se la proporcionará de forma gratuita. Sin embargo, estamos considerando un cargo de conexión a los transformadores, que se reservará exclusivamente para la compra de más transformadores para un servicio EV adicional. A partir de ahora estamos buscando algunas áreas donde podamos instalar un cargador común para todos también. Una vez sepamos cuántos cargadores comunes podemos instalar, sabremos cuántos quedan para espacios individuales. Si tiene un vehículo eléctrico y está estacionando en su lugar asignado en el garaje subterráneo este, es elegible. También puede ser elegible si tiene un contrato para la entrega de un vehículo eléctrico. Envíe un correo electrónico a Dan Spevack a [ev4delprado@gmail.com](mailto:ev4delprado@gmail.com) si está interesado en aprovechar esta oportunidad.*

Happy Easter & Happy Passover



## **MENSAJE DEL PRESIDENTE**

*Residentes,*

*¡Bienvenidos a la primavera del 2023! Seguimos adelante con los proyectos pendientes. Como era de esperar, ha sido un reto. Sin embargo, con la mentalidad adecuada y con su apoyo y confianza, lograremos los objetivos propuestos.*

**West Parking Garage:** *Después de muchos obstáculos y asuntos pendientes, nos complace informar que hemos iniciado la reconstrucción del estacionamiento oeste. La primera sección que se demolió mostró que el concreto está en peores condiciones de lo que esperábamos. Nos estamos reuniendo con los contratistas para comprender las implicaciones (financieras y de cronograma). ¡Los mantendremos informados!*

**Piscina:** *Como notaron, la Ciudad de Aventura nos permitió abrir la piscina norte. La apertura de la piscina sur requiere un plan de ejecución más complejo. El Departamento de Bomberos requiere un plan de salida específico desde la terraza de la piscina. Además de la escalera (inspección completada y aprobada), todavía necesitamos tener una rampa operativa y un camino seguro desde el lado sur de la rotonda hasta la rampa. Tomará tiempo; los mantendremos informados sobre el progreso.*

**Personal de la oficina:** *La oficina de administración cuenta con personal completo. Nuestro nuevo gerente es el Sr. Ivo Avalos, y la Sra. Sandra Jiménez es nuestra nueva Subgerente. La Sra. Laura Hernández fue trasladada de la Rotonda a la recepción de la oficina. La Sra. Aleesia Valle continúa apoyando a la oficina como nuestra Asistente Administrativa. Tenemos un nuevo empleado cubriendo la Rotonda por las mañanas; su nombre es Mauricio Pierre. A partir de abril, un nuevo empleado administrativo de AKAM cubrirá los turnos de noche. Contar con un empleado de AKAM que cubra el turno de la tarde nos permitirá entregar paquetes fuera del horario de atención y realizar tareas administrativas de oficina que no se pueden realizar durante el día. Estamos reevaluando las funciones y modificando los procedimientos para optimizar las operaciones de la oficina.*

**AKAM:** *Hemos detectado fallas importantes en la oficina. Por ejemplo, hemos encontrado discrepancias entre las facturas y los pagos de los proveedores. Además, hemos notado que los pagos de los residentes tardan demasiado en reflejarse en sus cuentas. Nos reunimos con AKAM regularmente; queremos una operación fluida en la oficina para poder dedicar más tiempo y esfuerzo en las operaciones diarias del edificio.*

**Registros:** *Hemos estado cotejando los datos de los residentes para asegurarnos de mantener la información más actualizada de nuestros residentes. También hemos estado haciendo llamadas telefónicas para notificar a nuestros residentes que tienen deudas pendientes con el condominio. Recuerde que necesitamos sus pagos de mantenimiento para poder ejecutar los proyectos necesarios que mantienen a flote a nuestra comunidad. Pague el monto total del mantenimiento y la evaluación a tiempo.*

**Torre de Refrigeración:** *Se ha realizado una limpieza integral de la torre de refrigeración y hemos tapado las grietas con una silicona especial para evitar pérdidas de agua.*

*¡Gracias por tu tiempo!*

*Bettina Allende*

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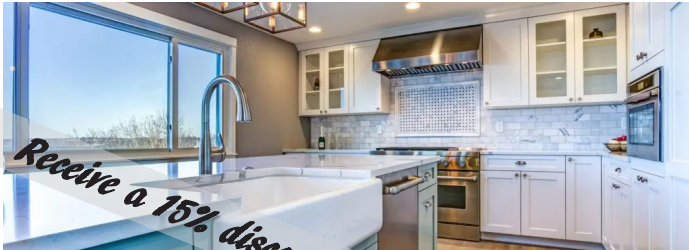
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