



# Tower Talk

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

Volume 22 Issue 3

October 2023

## PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd  
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### PLAZA DEL PRADO STAFF

**Manager** ..... Ivo Avalos  
*manager@plazadelprado.net*  
**Asst. Manager**..... Sandra Jiminez  
*assistantmanager@plazadelprado.net*  
**Front Desk**..... Laura Hernández  
*frontdesk@plazadelprado.net*  
**Admin Asst.** ..... Grace Flores  
*admin@plazadelprado.net*

### OFFICE HOURS

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

**TOWER TALK LIAISON**  
**Ivo Avalos, Property Manager**  
For article submission  
*manager@plazadelprado.net*



## MESSAGE FROM THE PRESIDENT

*Dear residents,*

*Our condominium has a set of Rules & Regulations that must be followed. We are having a lot of “rule breakers” in our building and they are upset because our management team is implementing procedures that support our rules.*

*Many residents are asking for others to follow the rules, yet they expect exceptions for themselves. **Rules apply to all residents.** For instance, residents complain about supposedly “valet charging fees to get a guest pass”; yet they are ready to pay for their guests instead of informing the office. Parents don’t control their young kids when in the pool area and we have residents complaining about the noise. Kids are left unattended in the building. If there’s an incident, the building will be liable. Residents complain about security not doing their job but ask their kids to ignore security!! It’s stressful for all of us who want to make a better building. It’s stressful for the employees. It’s a lot of work for our office, yet we complain about the office not answering the phone.*

*Some of the challenges we are experiencing are: (1) residents not picking up after their dogs; (2) illegal construction (lack of permits) in their units; (3) residents discarding bulk trash (old furniture, construction material); (4) residents discarding oversized trash through the trash chutes; and (5) illegal renters in our community. Our management team is actively addressing these issues. For example, people caught discarding bulk trash are charged a fee. Cars parked in other residents’ parking spots are towed. Residents doing illegal operations in the marina are sent to the lawyers. Illegal guests or tenants are taken out of the property; move-in/move-out out of hours are not supported; and contractors without insurance are not allowed.*

*This administration is not perfect; however, we do our best with the actual resources and without increasing the monthly maintenance. The solution is easy, let’s work together and follow the rules!*

***Of the utmost importance...** Florida law regarding reserves changed in July 2023. The law now states that condominiums require 50%+1 votes to decide on the % of reserves. Up to last year, our building only required 150 votes to reduce reserves. This year, according to the new law, 322 votes are required to approve partial reserves. Otherwise, we would have to collect full reserves, representing an increase of approximately \$3,200,000. On average, this increment represents an additional \$430 per month per unit. **The whole community will have to help with this important issue by voting for no reserves or partial reserves.** In addition, reserves will be mandatory starting in 2025.*

*Continued on page 2*

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

**Very good news...** The city approved the upper garage plan with 20 additional spaces. We are also finding ways to get more parking spaces at the street level. Plans are in progress. For those of you who did not live in the building prior to the West Garage construction, please note that we never had parking issues. Guest parking was always available. However, now we have more families with multiple cars, thus, we are being proactive optimizing parking spaces throughout the property.

I would like to address several questions that residents have been asking.

**Why can't we open the south pool?** The required exit ramp has not been finished yet. Unfortunately, the contractor made a huge mistake that delayed the project. The Fire Department estimates that in case of a fire, people will have to exit the pool deck through the west parking lot and the exit ramp.

**How much was the laundry machines upgrade?** The cost of upgrading the laundry machines was zero. The vendor deployed the machines at no cost to us. Moreover, the vendor will share 90% of their net revenue with Del Prado. That extra revenue will cover the water and electricity expenses.

In addition to upgrading the machines, we are changing the laundry pipes and drains. The condition of the pipes was detrimental and was causing floods. The estimated cost for upgrading the pipes is \$200,000 and the drywall repairs are estimated at \$40,000, representing a \$30,000 investment per tower (\$240k ÷ 8 towers). To put it in perspective, we spent \$55,000 to repair the elevator in Tower 2 North when it was damaged due to a flood caused by a clogged pipe on the 5<sup>th</sup> floor.

**How much was the parking lot lighting upgrade?** I hope you are enjoying the new lighting in the parking lot. By partnering with FPL, the cost of all the poles and LED lights was \$4,000. We had to cover the expenses of removing the existing electrical poles (an additional \$4,000). And we are using the heads to get additional light for free in the marina. Had we done this project by ourselves, the

cost would be in the range of \$200,000!

**Where can I get information regarding contracts and bids?** It's mandatory by law to have a web site with financials, contracts, bids, minutes, and a lot more. Please check our web site through building link. If you don't have a user Id, please get one in the office. All the information is there, if there's anything you want to see that not's there, please ask for it in the office. **This is a requirement by law, and we are strictly following the law.**

**What projects are underway?** We are addressing several main projects simultaneously. Some of them are in progress; some are delayed due to the scarcity of materials.

- Garage is going on schedule.
- Ramp is still delayed.
- Cooling towers. The delivery date was pushed to March 1, 2024. We are trying to push it back some if possible.
- AC for the towers: Dec 2023
- Boilers. This project is delayed. The vendor is underperforming. Luckily, we did not contract them for the cooling tower project, as the previous administration wanted. We will keep you updated.
- Cast Iron drainpipes. As mentioned above, we are upgrading the laundry drains from the roof to the garage. We are replacing the cast-iron pipes with new PVC pipes, preventing overflowing in the laundry rooms.

Continued on page 3



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**President** (cont. from page 2)

- Kitchen stacks. We signed a contract with a company to perform the cleaning of kitchen stacks twice a year to avoid water coming out of the sinks in the lower floors.
- We changed all the door handles at garage level.
- The contractor hired 4 years ago for the hallways did an awful job. Now maintenance is painting all the elevator doors. Next the residential doors will follow.
- The restrooms in S1 are in an awful condition. The chosen contractor will start the permit process this month.

**What happened with the Total Appliance contract?** We surveyed our residents on Total Appliances services. Our residents wanted to keep Total, thus, so renewed the contract. Last year we paid \$18 per unit; but it was increased to \$25 per unit. We researched similar companies, and their prices were \$42-\$53 per unit. As they value having us as customers, they gave us a new AC for the office, and they included in the contract the maintenance of the AC units at deck level.

**Grievance Committee Updates.** In September 2023, there were 35 violation warnings mainly related to hallway obstructions and lockboxes hanging from unit doors. There

were six (6) cases of residents being disrespectful to staff. Please note that aggression towards staff members can result in immediate fines without the need for warnings. The Board approved fines for sweeping glass from the balconies (creating a hazard and danger) and for an unregistered boat at the marina. Both cases have been referred to the Grievance Committee (GC) for appeal.

Regarding Airbnb illegal rentals, there were 13 repeated violations (from two owners) totaling \$1,300 in fines. The Committee has confirmed one fine of \$100 for one owner and nine fines of \$100 each (totaling \$900) for another owner. None of the fined residents has opted to accept responsibility for the violation in 2023, thus they have not opted to pay the reduced fine.

Lastly, during this period, when you do not have access to your washers and dryers, please be patient and use the laundry rooms in other towers. Residents should avoid confrontations with others using the laundry rooms on their floors.

Bettina Allende,  
Board President

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## MENSAJE DEL PRESIDENTE

Estimados residentes,

Nuestro condominio cuenta con un conjunto de Normas y Reglas que deben seguirse. En este momento estamos teniendo muchos “infractores de reglas”. No solo eso, sino que además están molestos porque nuestra gerencia está haciéndolas cumplir.

Los residentes piden que otros sigan las reglas, pero esperan excepciones para ellos. Las reglas se aplican a todos, Por ejemplo, algunos residentes se quejan de que supuestamente “el valet cobra tarifas para obtener un pase de invitado”; sin embargo, están dispuestos a pagar por sus invitados en lugar de informar a la oficina. Los padres no controlan a sus hijos pequeños cuando están en el área de la piscina y tenemos residentes quejándose del ruido. Los niños pequeños vagan por el edificio sin supervisión. En el caso de algún incidente, el edificio será responsable. ¡Los residentes se quejan de que la seguridad no hace su trabajo, pero les piden a sus hijos que ignoren la seguridad! Es estresante para todos los que queremos construir un edificio mejor. Es estresante para los empleados. ¡Es excesivo trabajo para nuestra oficina, pero nos quejamos de que no contestan el teléfono!

Algunos de nuestros desafíos son: (1) residentes que no recogen el excremento de sus perros; (2) construcción ilegal (falta de permisos) en sus unidades; (3) residentes que desechan basura a granel (muebles viejos, material de construcción); (4) los residentes tiran basura de gran tamaño a través de los vertederos de basura; y (5) inquilinos ilegales en nuestra comunidad. Nuestra gerencia está trabajando activamente estos problemas. Por ejemplo, a las personas sorprendidas tirando basura a granel se les cobra una tarifa. Los coches estacionados en las plazas de aparcamiento de otros residentes son remolcados. A los residentes que realizan operaciones ilegales en la marina se les inicia un proceso legal. Los huéspedes o inquilinos ilegales son expulsados de la propiedad; no se admiten mudanzas fuera de horario; y no se permiten contratistas sin seguro.

Esta administración no es perfecta; sin embargo, hacemos lo mejor que podemos con los recursos reales y sin aumentar el mantenimiento mensual. La solución es fácil, ¡trabajemos juntos y sigamos las reglas!

### De suma importancia

La ley de Florida sobre reservas cambió en julio de 2023. La ley ahora establece que los condominios requieren 50%+1 votos para decidir sobre el porcentaje de reservas. Hasta el año pasado, nuestro edificio sólo necesitaba 150 votos para reducir las reservas. Este año, según la nueva ley, se requieren 322 votos para aprobar reservas parciales. Si no se consiguen estos votos, tenemos que ir a reservas totales, lo que representa un aumento de aproximadamente \$3.200.000 dólares. En promedio, este incremento representa \$430 adicionales por mes por unidad. Toda la comunidad tendrá que ayudar en este importante tema votando por la ausencia de reservas o por reservas parciales. Tenga en cuenta que, a partir del 2025 las reservas para estructura serán obligatorias.

### Muy buenas noticias

La ciudad aprobó el plano del garaje superior con 20 espacios adicionales. También estamos encontrando formas de conseguir más espacios de estacionamiento a nivel de calle. Los planes están en marcha. Para aquellos de ustedes que no vivían en el edificio antes de la construcción de West Garaje, tengan en cuenta que nunca tuvimos problemas de estacionamiento. El estacionamiento para huéspedes siempre estuvo disponible. Sin embargo, ahora tenemos más familias con varios automóviles, por lo que estamos siendo proactivos optimizando los espacios de estacionamiento en toda la propiedad.

Me gustaría contestar varias preguntas que han estado haciendo los residentes:

**¿Por qué no podemos abrir la piscina sur?** La rampa de salida requerida aún no está terminada. Desafortunadamente, el contratista cometió un gran error que retrasó el proyecto. El Departamento de Bomberos estima que, en caso de incendio, las personas tendrán que salir de la terraza de la piscina por el estacionamiento oeste hacia la rampa.

**¿Cuánto costó la actualización de las máquinas de lavandería?** El costo de modernización de las máquinas de lavandería fue cero. El proveedor implementó el proyecto sin costo alguno para nosotros. Además, el vendedor compartirá el 90% de sus ingresos netos con Del Prado.

Pasa a la página 5

**Presidente** (viene de la pagina 4)

Esos ingresos adicionales cubrirán los gastos de agua y electricidad.

Además de actualizar las máquinas, estamos cambiando las tuberías y desagües del lavadero. El estado de las tuberías era terrible, cañerías de 50 años sin mantenimiento alguno. Eso era lo que estaba provocando inundaciones en los pisos. El costo estimado para cambiar las tuberías es de \$200 000 y las reparaciones de los paneles de yeso se estiman en \$40000, lo que representa una inversión de \$30 000 por torre (\$240 000 ÷ 8 torres). Para ponerlo en perspectiva, gastamos \$55,000 para reparar el ascensor en la Torre 2 Norte cuando resultó dañado debido a una inundación causada por una tubería obstruida en el quinto piso.

**¿Cuánto costó la mejora de la iluminación del estacionamiento?** Esperamos que estén disfrutando de la nueva iluminación en el estacionamiento. Al asociarse con FPL, el costo de todos los postes y luces LED fue de \$4,000. Tuvimos que cubrir los gastos de re-

moción de los postes eléctricos existentes (4.000 dólares adicionales). Y estamos utilizando los cabezales para conseguir luz adicional gratuita en la marina. Si no hubiéramos hecho esto, el costo del proyecto hubiera sido de \$200.000.

**¿Dónde puedo obtener información sobre contratos y licitaciones?** Es obligatorio por ley tener un sitio web con finanzas, contratos, ofertas, actas y mucho más. Consulte nuestro sitio web a través del enlace de "Building link" Si no tiene una identificación de usuario, obtenga una en la oficina. Toda la información está ahí, si hay algo que quieras ver y no esté ahí, solicítalo en la oficina. Esto es un requisito legal y estamos siguiendo estrictamente la ley.

**¿Qué proyectos están en marcha?** Estamos abordando varios proyectos simultáneamente. Algunos de ellos están en progreso; algunos se retrasan por la escasez de materiales.

- El garaje funciona según lo previsto.

- La rampa todavía está retrasada.
- Torres de enfriamiento. La fecha de entrega se retrasó hasta el 1 de marzo de 2024. Estamos intentando adelantarla un poco si es posible.
- AC para las torres: Dic 2023
- Calderas. Este proyecto está retrasado. El proveedor tiene un rendimiento deficiente. Por suerte no los contratamos para el proyecto de la torre de enfriamiento, como quería la administración anterior. Le mantendremos informado.
- Cañerías. Como se mencionó anteriormente, estamos mejorando los desagües de lavandería desde el techo hasta el garaje. Estamos reemplazando las tuberías de hierro fundido por nuevas tuberías de PVC, evitando desbordamientos en los lavaderos.
- Pilas de cocina. Firmamos un contrato con una empresa para realizar la limpieza de las pilas de la cocina dos veces al año para evitar que salga agua de los fregaderos de los pisos inferiores.

Pasa a la página 6

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**Presidente** (viene de la pagina 4)

- Cambiamos todas las manijas de las puertas a nivel de garaje.
- El contratista contratado hace 4 años para los pasillos hizo un trabajo pésimo. Ahora mantenimiento está pintando todas las puertas del ascensor. A continuación, seguirán las puertas residenciales.
- Los baños en S1 están en pésimas condiciones. El contratista elegido iniciará el proceso de permiso este mes.

**¿Qué pasó con el contrato de Total Appliance?** La encuesta a nuestros residentes mostro que querían seguir con los servicios de Total Appliance y por lo tanto renovamos el contrato. El año pasado pagábamos \$18 por unidad; pero se aumentó a \$25 por unidad. Investigamos empresas similares y sus precios oscilaban entre 42 y 53 dólares por unidad. Como valoran tenernos como clientes nos regalamos un aire acondicionado nuevo para la oficina y además incluyeron en el contrato el mantenimiento de todas las unidades a nivel del lobby principal.

**Comité de agravios**

En septiembre de 2023, hubo 35 advertencias de infracción relacionadas principalmente con obstrucciones en los pasillos y 'lock boxes' colgadas de las puertas de las unidades. Hubo seis (6) casos de residentes que fueron irrespetuosos con el personal. Tenga en cuenta que la agresión hacia los miembros del personal puede resultar en multas inmediatas sin necesidad de advertencias. La Junta aprobó multas por barrer cristales de los balcones (creando una situación de peligro a cualquiera que estuviera en el deck) y por una embarcación no

registrada en la marina. Ambos casos han sido remitidos al Comité de Quejas (GC) para su apelación.

En cuanto a los alquileres ilegales de Airbnb, hubo 13 infracciones repetidas (de dos propietarios) por un total de 1.300 dólares en multas. El Comité ha confirmado una multa de \$100 para un propietario y nueve multas de \$100 cada una (por un total de \$900) para otro propietario. Ninguno de los residentes multados ha optado por aceptar la responsabilidad de la infracción en 2023, por lo que no han optado por pagar la multa reducida.

Por último, durante este periodo, cuando no tenga acceso a sus lavadoras y secadoras, por favor sea paciente y utilice las salas de lavandería de otras torres. Los residentes deben evitar confrontaciones con otras personas que utilicen los cuartos de lavado de sus pisos.

Bettina Allende  
 Presidente de la Junta Directiva

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**Note:** coil cleanings, when deemed necessary by Total, will be discounted from the standard rate of \$550.00 to \$450.00 for all Del Prado Residents.

Total Appliance will provide all parts and labor to repair or replace the following(Exclusions Apply):

- Fan Motor
- Blower Wheel
- EFM Capacitor
- Float Switch
- Contactor
- Transformer
- Fan Relay
- Compressor Capacitor & Hard-Start Capacitor if applicable
- High-Pressure Switch
- Low-Pressure Switch
- Compressor
- Reversing Valve
- Refrigerant(Freon)
- Thermostat & Humidistat

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**EXTENDED PLUMBING & ELECTRICAL**

Extended Plumbing repairs include: (1) Those items listed in Standard Plumbing repairs; (2) Water leaks of potable water lines in walls up to one inch in size repaired; (3) Repairs to all piping up to one inch in size in private homes; (4) All labor repairs to plumbing in apartment or house, except shower pans and or leaks in concrete slabs; (5) All labor to replace kitchen and bathroom faucets or sinks purchased from Total in the event Total determines that replacement is necessary, except one-piece vanity tops and tub and shower valves, which Total shall not be required to replace; (6) Removal of toilet bowl for wax seal replacement when necessary; (7) Faucet repair kits and faucet cartridges replaced where reasonably available from original manufacturers or after market sources, excluding ceramic parts.

Total Appliance will provide all parts and labor to repair or replace the following(Exclusions Apply):

- 6 FT Snake-Outs (Normal Use)
- Faucet Washers
- Angle Stops
- Ballcocks
- Flush-Valves
- Faucet & Toilet Supply Lines
- Toilet Tank Parts
- Faucet Repair Kits
- Faucet Cartridges
- Removal & Re-installation of toilet for wax seal replacement
- Wax-seals
- Repairs to potable water leaks up to one inch in size
- All labor for plumbing repairs (Excluding shower pans and leaks in slab)
- Labor to replace any faucet or fixture condemned by Total(Excludes 1-piece vanity tops and shower valves)
- Garbage Disposal Replacement

Hello All!

My name is Tatyana Krivoruchko. I'm a 15-year real estate veteran with experience as a developer, a marketing specialist, and property manager.



Before joining Core Realty Assoc, L.L.C., I partnered in acquiring, developing, marketing, and selling residential estate properties in Chicago, IL.

My clients would describe me as a mature, dependable, and high-energy RE Agent with a passion for the highest degree of excellence in her work; valued not only for warmth, professionalism, dedication, and excellent judgment but for her unwavering commitment to ensure that the deal comes through.

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**Del Prado Upcoming Events**

- October 25: Bingo Night
- October 31: Halloween Party
- November 29: Bingo Night
- December 2: Holiday Party

**FAMILY MOVIE NIGHTS:**

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## Kitchen & Bathroom Remodeling

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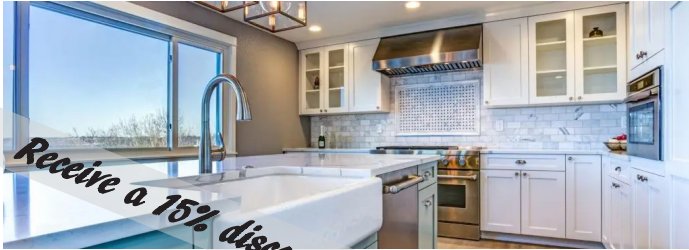
### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Molding
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced Handyman"*

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation



*Receive a 15% discount on any remodeling job!*



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- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

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