



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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Message from the Board President

Dear residents,

Thank you for trusting us again in 2024! We will move forward with the implementation of all the required projects. Your vote of confidence gives us the energy and drive to continue with the improvement of our building. I would like to take this opportunity to thank Ms. Jazmine Miranda for her service to the Board during the past two years. Also, join me in welcoming Ms. Michael Milabella as the newest member of the 2024 Board.

UPDATES

Pools. Both pools are open! To celebrate the milestone, we had an inauguration party on February 10 at the pool deck. Families gathered at the pool deck to enjoy hot dogs and hamburgers with fellow neighbors. We also hosted a special show at the marina grounds for the little ones. The kids enjoyed the animal exhibit while learning interesting facts about their new four-legged friends.



We worked hard with the architect and city officials to optimize a deck layout that satisfies the Miami Dade Fire Rescue (MDFR) and the Aventura City egress requirements. Please do not move the tables we set up in the middle of the deck. The furniture was installed in a way that satisfies the maximum square footage based on the existing egress exits. Once the

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President (cont. from page 1)

west garage is ready, we will revisit the layout. Please understand that it is imperative that we maintain the existing layout. Also remember the pool deck Rules and Regulations that do not allow any food or drink on the deck, except plastic water bottles.

West Garage.

The West Garage construction is moving fast. The second concrete pouring happened on February 7. We expect a third concrete pouring on or around February 21, and most likely a fourth concrete pouring on or around March 13.



Please remember that, due to the cement trucks and the crane, parking becomes chaotic for many owners. Be careful when walking near the construction area. Also, be patient; we need to move forward. Once construction is finished, we will be able to park in our designated parking spaces.

Parking Garage Upper Deck. The approved upper deck design will experience slight changes aimed at

reducing weight and costs. The balconies on the units leading to the deck will be removed while we fix the structure below.

Cooling Towers Structure Repairs. The shoring for the South Tower is ready, except for one unit (the case was sent to our legal team). Shoring for the North Tower started on February 12. We feel deeply sorry for those residents that will have the pole shores in their units. Unfortunately, it was the only feasible solution given the circumstances. We must start the work soon and finish before the summer hot months. Otherwise, we will risk not having A/C in our units during the summer.

A/C units for the hallways. The new eight A/C units are on the roof. When the installers removed the old units, it was discovered that the ducts must be upgraded as well. The new ducts are being installed; then the technicians will proceed with the installation of the eight A/C units.

Engineered Life Safety System (ELSS). The vendor that was selected to design our ELSS system presented the plans to the city. The city approved the plans. Permits for the **electrical** and the **sea wall** work are under review by the city. **South Coast** foresees that the permits that will allow us to start the projects will be ready by March 2024.

Boilers. Alfresco is repairing a few issues to call for final inspection. However, we are still experiencing issues with the hot water. Falcon is analyzing the hot water flow. Most likely, we will have to purchase a new water pump for the South Tower. The existing pump is failing and lacks the required capacity for the tower's needs. The pump serving the North Tower might need an upgrade as well. Philip is changing non-working valves and adjusting the water flow accordingly. In the past, maintenance had been patching the system by installing small pumps in different places as needed. We are currently analyzing the complete network to decide if the temporary pumps can be removed. It is a long and tedious process; yet we will address it and solve it accordingly. We are correcting issues resulting from 50 years of neglect or from quick partial fixes.



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2024 Budget. The 2024 budget was approved without reserves. Unfortunately, there was an increase in the monthly maintenance fee of approximately \$95 (the actual increase depends on your unit type). The increase covers the expected 2024 expenses increase. For example, our building insurance will increase by \$415k, representing an increase of \$55.28 per unit per month, on average. The TOTAL contract increased \$18 per month per unit.

Item	2023	2024	Difference
Payroll	875,530	912,450	36,920
Utilities	1,144,600	1,158,755	14,155
Maintenance	249,750	331,200	81,450
Contracts	1,689,514	1,837,007	147,493
Supplies	17,500	32,000	14,500
Administrative	231,650	245,000	13,350
Miscellaneous Expenses	22,484	19,484	(3,000)
Insurance	1,995,756	2,411,059	415,303
Total Expenses	6,226,784	6,946,955	720,171

On average, \$40.58 increase per unit per month

On average, \$55.28 increase per unit per month

\$304,868

\$415,303

Please remember that most items are out of our control. Existing contracts increased due to inflation; the building insurance increased due to the dire insurance situation in Florida. However, there are certain items that we can control; we depend on your help and consideration to help us control expenses.

- **Utilities: Electric.** Please turn off the lights when you exit a common area. Also keep doors closed on your floor. These include the laundry room door, trash chute door, and the emergency exit doors.

2021 Electric Bill: \$292,278
2022 Electric Bill: \$431,503
2023 Electric Bill: \$424,600

- **Utilities: Water.** Call TOTAL Appliances to fix any water leak in your unit, including leaky toilets. Consider installing high-efficiency toilets, aerators on bathroom faucets, and water-efficient shower heads. Consider taking shorter showers and turning off water when brushing teeth or shaving.

2021 Water Bill: \$681,465
2022 Water Bill: \$700,786
2023 Water Bill: \$1,054,137

- **Additional Personnel.** Please help us maintain our building free of debris and secure. Pick up after your dog and do not litter. Do not leave bulk trash in the recycling bin areas. Please treat the pool furniture with care, and do not throw cigarettes from the balconies. To add additional security 24/7, we would have to increase the operating budget by \$200,000 per year, or, on average, a \$27 increase in your monthly maintenance fee.

We respectfully ask that parents/guardians supervise the kids when in the pool deck. To add a person to supervise the pool deck for eight (8) hours per day, we would have to increase the budget by approximately \$73,000, representing an average increase of \$10 per month in your maintenance fees. Please let us know when you see too many people coming in and out of a unit who you do not recognize (most likely the unit was rented as a vacation rental using services such as AIRBnB or Vrbo). To add someone to look at the cameras eight (8) hours per day represents an increase of \$10 in your monthly maintenance fee.

- **Reserves.** Keep in mind that we must include Reserves starting in 2025. We must keep our expenses under control to mitigate the increase due to Reserves. We recommend that you read the 2017 Reserve Study to get familiar with the items under consideration on a reserve study. The 2017 Reserve Study can be retrieved from Building Link: login to Building Link, click on “My Building” on the left menu, then click on “Building Library.” Expand on “Financials (165) (9 Sub-Categories).” You may then click on “Reserve Study – 2017” to retrieve the document.

We need your full cooperation to control expenses!

Amendments. Please vote for the amendments. We are 30 votes short of reaching the required 150 votes to have quorum.

Code of Conduct. Michael Milabella, our new board member, proposed a code of conduct that board members, employees, and vendors must follow. We all gladly accepted and when ready, the Code of Conduct will be added to our **Declarations** and becomes mandatory for all future Board of Directors.

Thank you!
 Bettina Allende

MENSAJE DEL PRESIDENTE

Estimados residentes,

¡Gracias por confiar nuevamente en nosotros en 2024! Estamos decididos a avanzar con la implementación de todos los proyectos. Su voto de confianza nos da la energía y el impulso para continuar con la mejora de nuestro edificio. Me gustaría aprovechar esta oportunidad para agradecer a la Sra. Jazmine Miranda por su servicio a la Junta durante los últimos dos años. Además, le damos la bienvenida al Sr. Michael Labella como el miembro más nuevo de la Junta 2024.

Actualizaciones.

¡Ambas piscinas están abiertas! Para celebrar este hito, tuvimos una fiesta de inauguración el 10 de febrero en la piscina. Las familias se reunieron para disfrutar de hot dogs y hamburguesas con otros vecinos. También organizamos un espectáculo especial en la marina para los más pequeños. Los niños disfrutaron de la exhibición de animales mientras aprendían datos interesantes sobre sus nuevos amigos de cuatro patas.

Trabajamos arduamente con el arquitecto y los funcionarios de la ciudad para optimizar un diseño de deck que satisficiera los requisitos de salida de incendios requeridos Miami Dade Fire Rescue (MDFR) y Aventura City. Por favor, no mueva las mesas que instalamos en medio del deck. Los muebles se pusieron de esa manera para maximizar los metros cuadrados ocupados y por lo tanto minimizar la cantidad de gente en el deck, para satisfacer la capacidad de las salidas existentes. Una vez que el garaje oeste esté listo, revisaremos el diseño. Por favor, comprenda que es imperativo que mantengamos las mesas como están. Recuerde también las Normas y Reglamentos de la terraza de la piscina que no permiten ningún alimento ni bebida en la terraza, excepto botellas de agua de plástico.

Garaje. *Su construcción avanza rápidamente. El segundo vertido de hormigón ocurrió el 7 de febrero. Esperamos un tercer vertido alrededor del 21 de febrero, y muy probablemente un cuarto alrededor del 13 de marzo.*

Recuerde que, debido a los camiones de cemento y a la grúa, el estacionamiento se vuelve un caos para

muchos propietarios. Tenga cuidado al caminar cerca del área de construcción. Además, tenga paciencia; Necesitamos avanzar. Una vez finalizada la construcción, podremos estacionar en nuestros espacios designados.

Cubierta superior del garaje. *El diseño aprobado experimentará ligeros cambios destinados a reducir peso y costos. Los balcones de las unidades que conducen a la terraza se eliminarán mientras arreglamos la estructura debajo de ellos.*

Reparación de la estructura de las torres de enfriamiento. *El apuntalamiento de la Torre Sur está listo, a excepción de una unidad (el caso fue enviado a nuestro equipo legal). El apuntalamiento de la Torre Norte comenzó el 12 de febrero. Lo sentimos profundamente por aquellos residentes que tendrán apuntalamientos en sus unidades. Lamentablemente, era la única solución viable dadas las circunstancias. Debemos empezar las obras pronto y terminarlas antes de los calurosos meses de verano. De lo contrario, corremos el riesgo de que la ciudad nos ponga una etiqueta roja y no tengamos aire acondicionado en nuestras unidades durante el verano.*

ELSS. *El proveedor seleccionado para diseñar nuestro sistema ELSS presentó los planos a la ciudad y fueron aprobados. La ciudad está revisando los permisos para los trabajos eléctricos y del sea wall. South coast prevé que para marzo de 2024 estén listos los permisos que nos permitirán iniciar el proyecto de reconstrucción de la fachada del edificio.*

Calderas. *Alfresco está reparando algunos problemas antes de solicitar la inspección final. Sin embargo, todavía tenemos problemas con el agua caliente. Falcon está analizando el flujo de agua. Tendremos que comprar una nueva bomba de agua para la Torre Sur, pero estamos esperando las dimensiones. La bomba existente está fallando y carece de la capacidad requerida para la necesidad de la torre. La bomba que da servicio a la Torre Norte también podría necesitar una mejora. Philip está cambiando las válvulas que no funcionan y ajustando el flujo de agua según sea necesario. En el pasado, el mantenimiento consistía en parchear el sistema instalando pequeñas bombas en*

Presidente (viene de la pagina 4)

diferentes lugares según fuera necesario. Actualmente estamos analizando la red completa para decidir si se deben retirar las bombas temporales. Es un proceso largo y tedioso; sin embargo, lo abordaremos y lo resolveremos. Estamos corrigiendo problemas resultantes de 50 años de negligencia o de rápidas soluciones parciales.

Presupuesto 2024. El presupuesto de 2024 fue aprobado sin reservas. Desafortunadamente, hubo un aumento en la tarifa de mantenimiento mensual de aproximadamente \$95 por unidad (promedio). El aumento cubre el aumento de gastos esperado para 2024. Por ejemplo, nuestro seguro aumentó en \$415 mil, lo que representa un aumento de \$55,28 por unidad por mes, en promedio. El contrato de TOTAL Appliances aumentó \$18 mensuales por unidad.

Recuerde que la mayoría de los elementos que componen el presupuesto están fuera de nuestro control. Los contratos existentes aumentaron debido a la inflación; El seguro del edificio aumentó debido a la grave situación de los seguros en Florida y porque no tenemos la certificación de 40 años. Sin embargo, hay ciertos elementos que SI podemos controlar si nos ayudas.

Electricidad. Apague las luces cuando salga de un área común. También mantenga las puertas cerradas en su piso. Estas incluyen la puerta del lavadero, la puerta del vertedero de basura y las puertas de salida de emergencia.

Agua. Llame a TOTAL Appliances para reparar cualquier fuga de agua en su unidad, incluidos los inodoros. Considere instalar inodoros de alta eficiencia, aireadores en los grifos del baño y cabezales de ducha que ahorren agua. Considere tomar duchas más cortas y cerrar el agua cuando se cepilla los dientes o se afeita.

Personal Adicional. Por favor ayúdenos a mantener nuestro edificio libre de escombros y seguro. Recoja los excrementos de su perro y no tire basura. No dejar basura a granel en las áreas de contenedores de reciclaje. Se ruega tratar con cuidado los muebles de la piscina y no tirar cigarrillos desde los balcones. Agregar seguridad adicional las 24 horas del día, los

7 días de la semana, significa aumentar el presupuesto operativo en \$200 000 por año, un aumento de \$27 en su tarifa de mantenimiento mensual.

Respetuosamente pedimos que los padres/tutores supervisen a los niños cuando estén en la terraza de la piscina. Agregar una persona para supervisar la terraza de la piscina ocho (8) horas al día aumenta el presupuesto en aproximadamente \$73,000 al año, \$10 al mes en sus tarifas de mantenimiento. Infórmenos cuando vea demasiadas personas entrando y saliendo de una unidad que no reconozca (lo más probable es que la unidad se alquiló como alquiler vacacional utilizando servicios como AIRBnB o Vrbo). Agregar a alguien para que mire las cámaras ocho (8) horas por día representa un aumento de \$10 en su tarifa de mantenimiento mensual.

Reservas. Tenga en cuenta que a partir de 2025 no podremos dejar de incluir las Reservas. Esto impactará fuertemente nuestro presupuesto. Si controlamos nuestros gastos podremos mitigar el aumento.. Le recomendamos que lea el Estudio de reservas de 2017 para familiarizarse con los elementos que se consideran en él. Lo puede obtener en Building Link: inicie sesión en Building Link, haga clic en "Mi edificio" en el menú de la izquierda, luego haga clic en "Biblioteca de edificio". Amplíe "Finanzas (165) (9 subcategorías)". Luego puede hacer clic en "Reservar estudio - 2017" para recuperar el documento.

¡Necesitamos su total cooperación para controlar los gastos!

Enmiendas. Por favor vote por las enmiendas. Nos faltan 30 votos para alcanzar los 150 necesarios para tener quórum.

Código de conducta. Michael Labella, nuestro nuevo miembro de la junta, propuso un código de conducta que los miembros de la junta, los empleados y los proveedores deben seguir. Todos aceptamos con gusto y, cuando esté listo, el Código de Conducta se agregará a nuestra Declaraciones y será obligatorio para todas las futuras Juntas Directivas.

¡Gracias!
Bettina Allende

DON'T FORGET... SPRING FORWARD

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**. **BE SURE TO SET YOUR CLOCKS AHEAD ONE HOUR AT 2 A.M. ON SUNDAY, MARCH 10, 2024.**

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.





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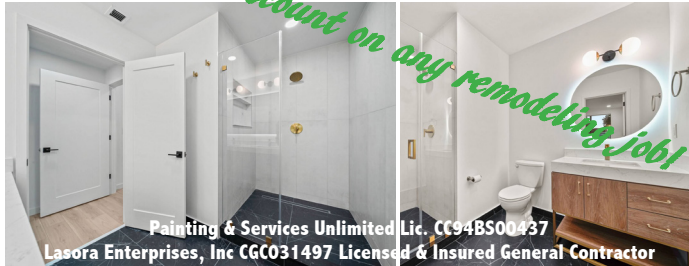
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