



# Tower Talk

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

Volume 22 Issue 8

March 2024

## PLAZA DEL PRADO CONDOMINIUM

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### PLAZA DEL PRADO STAFF

**Manager** ..... Kip Dugal  
*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** ..... 8:00am - 5:00pm  
**Closed for lunch**..... noon - 1:00pm

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



## Message From The Board President

Dear residents,

Thank you for your support and feedback. We heard from you, and we are pleased to inform you that from March 18<sup>th</sup> you have a new manager. Mr. Kip Dougal has vast experience in property management. At the same time, with him on Board, we are analyzing management companies, Akam will temporarily hire him as temporary staff. We expect to finalize the negotiations with the new management company by the end of April 2024 at the latest.

Please join me in thanking Ivo for his support and contributions, and for supporting us during the challenges we faced in 2023. **Thank you!**

### Updates.

We held the first Town Hall meeting of the year on March 14. In charge were Dave and George from Lagreca, but we also had our engineer Farroukh Sayeed. Owners were informed about the progress of the building's 40-year certification process. Owners had the opportunity to learn about all aspects of the certification process and about all the projects involved in the certification. Residents also had the opportunity to ask questions.

**Pools.** As you may recall, the south pool was heated. Now that both pools are open, we would like you to consider the possibility of designating the south pool and the surrounding pool deck area as the "quiet" pool. Families with young kids could enjoy the north pool due to the proximity to the restaurant and the tennis court.

**West Garage.** We are still moving forward fast; we have had two concrete pours since our last tower talk. However, we are facing a challenge. There are cables running along the south tower that require to be relocated. One of the cable sets was an old electric cable no longer in use; it was eliminated by our electricians. A second cable set is a fire alarm cable that will be relocated by March 18. This had a cost of \$32,000.



The third cable set is the fiber optic that feeds the whole building. The relocation of the fiber optic is more complicated and requires specialized technicians. The work will be \$65,000.

*Continued on page 2*

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

Next pouring will occur in 3 weeks. In approximately two weeks, we will relocate Valet from the area they are using along the south building to the newly finished area underneath the parking deck.

**Cooling Towers Structure Repairs.** Happy to announce that the required shoring in every unit, hallways and roof has been completed. Repairs have already started for both towers. We still don't know how long it will take, depending on what the company finds while breaking, we will keep you updated. Please know that we are pushing every involved person to finish their work as soon as possible without compromising the quality of the work. We realize that our neighbors from PH and 19<sup>th</sup> floor are having a challenging time with pole shores in their units.

**A/C units for the hallways.** The installation team have successfully completed the installation in towers 1S, 3N and 4N; the other A/C units are being installed. With this accomplishment, the humidity in the hallways is absolutely eradicated. Please remember to keep the emergency doors and the laundry doors closed.

**Electrical permits:** It can get complicated because the city of Aventura wants a separate permit for each unit where we need to change GFI/Smoke Detector/Elec Panel Work. The permit expediter that Lagreca got us is trying to help us here, probably 2 days for definitions and it will take 2 months.



**South coast permits** (Structural of the building): Permit was submitted. South Coast is waiting on comments from the building dept, we do have a heads up about potential required shoring plans, and we are speaking to Falcon today regarding those plans.

**ELSS:** Board is analyzing the proposal from SLS (this is the best company for SLS in the market)

**Sea Wall permit:** After going to several departments, the Aventura Building Department has accepted our initial permit package submittal and generated us a permit number. We need to pay the fee to start the process. Probably 6 months until we see the actual permit.

**Boilers.** Unfortunately, we are still experiencing issues

with the hot water distribution in several units. We need your help! If you are having hot water issues in your unit, it is important that you either go to the office or send an email so we can pinpoint the issue within areas for an easier resolution of this important matter.

**Elevators.** Finally, after threatening with legal action, Otis started working on the elevators with preventive maintenance and work to put them up to code to get the corresponding certificates.

**Plumbing.** For years, we had been having floods at the lobby and third floor units because of clogged old cast iron pipes. We upgraded the pipes for the 4N and 3S. We are going to PVC pipes 6" when before they were only 4". We have also finished the relocation of the rain water drains to be in compliance with DERM.

**Beautification.** As you all know, we never fixed our hallways' ceilings, because we knew we had to install sprinklers at some point. We met an architectural firm that is dedicated to installing sprinklers and covering the ceiling with architectural features. We are expecting a quote for it. We will also have them bid for the Rotunda and the lobbies.

**Surveys.** You will soon receive 2 surveys: one for Opticatel and one for the cleaning company. We want to take your comments into consideration. Please fill out the surveys, it's important to us.

**Opening of the pool party.** Photos are available at the Rotunda for you to grab!

**If you see something say something**

This is a reiteration of what we wrote last month. We respectfully ask that parents/guardians supervise their kids when on the pool deck. Adding a person to supervise the pool deck eight (8) hours per day increases the budget by approximately \$73,000 per year, or \$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.

BR  
Bettina Allende

## DEL PRADO SOCIAL COMMITTEE EVENTS

### 2024

March 27th -Wed:	Bingo- Adult Game Room
March 30th- Sat:	Easter Egg Hunt- Party Room (Children 4-10- Must have parent or guardian to accompany.)
April 24 <sup>th</sup> – Wed:	Bingo
April 27 <sup>th</sup> – 28 <sup>th</sup> - Sat&Sun:	Garage Sale
June 26 <sup>th</sup> Wed:	Bingo
July 04 <sup>th</sup>	Pool Party
September 14 <sup>th</sup> – 15 <sup>th</sup> Sat &Sun:	Garage Sale
October 26 <sup>th</sup> – Sat:	Halloween Party: Kids must have parent or guardian.
October 23rd: Wed:	Bingo
November 20 <sup>th</sup> : Wed:	Bingo
December 7 <sup>th</sup> :	End of the Year Party: 18 and older.

### OTHER COMING EVENTS.

Please look for flyers with dates and additional information.

1. Picnic in the Party Room with Silent Action (18 and older)
2. Arts& Craft= Show and Sell.
3. Talent Show.



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## DID YOU KNOW?

- To tell if an egg is hard-boiled or fresh, give it a spin. If it spins easily, it's hard-boiled. If it wobbles, it's raw.
- A fresh egg will sink in water, a stale one will float.
- A hen requires 24 to 26 hours to produce an egg. Thirty minutes later, she starts all over again.
- The largest single chicken egg ever laid weighed a pound with a double yolk and double shell.
- As a hen grows older she produces larger eggs.
- There are now 200 breeds of chickens.
- White shelled eggs are produced by hens with white feathers and white ear lobes. Brown shelled eggs are produced by hens with red feathers and red ear lobes. There is no difference in taste or nutrition between white and brown eggs.





## MENSAJE DEL PRESIDENTE

Estimados residentes,

Gracias por tu apoyo y comentarios. Hemos recibido sus comentarios y nos complace informarle que desde el 18 de marzo tenemos un nuevo gerente. El Sr. Kip Dougal tiene una vasta experiencia en administración de propiedades. Al mismo tiempo, con él a bordo, estamos analizando otras empresas de administración. Esperamos finalizar las negociaciones con la nueva empresa a más tardar a finales de abril de 2024.

Únase a mí para agradecer a Ivo por su apoyo y contribuciones, y por apoyarnos durante los desafíos que enfrentamos en 2023. ¡Gracias!

### Actualizaciones.

Celebramos el primer "Town Hall" del año el 14 de marzo. A cargo estaban Dave y George de Lagreca, pero también contamos con nuestro ingeniero Farroukh Sayeed. Los propietarios fueron informados sobre el progreso de la certificación de 40 años del edificio. Los propietarios tuvieron la oportunidad de conocer todos los aspectos

del proceso de certificación y sobre todos los proyectos involucrados en la certificación. Los vecinos también tuvieron la oportunidad de hacer preguntas.

**Piscinas.** Como Uds. recordarán, la piscina sur era la que siempre estuvo climatizada. Ahora que ambas piscinas están abiertas, nos gustaría que considerara la posibilidad de designar la piscina sur y el área de la terraza circundante como la piscina "tranquila". Las familias con niños pequeños podrán disfrutar de la piscina norte debido a la proximidad al restaurante y a la cancha de tenis.

**Garaje.** Seguimos avanzando rápidamente; Hemos tenido dos vertidos de concreto desde nuestra última charla. Sin embargo, nos enfrentamos a un desafío. Hay cables a lo largo de la torre sur que requieren ser reubicados. Uno de los juegos de cables era un viejo cable eléctrico que ya no se utiliza; Fue eliminado por nuestros electricistas. Un segundo juego de cables es un cable de alarma contra incendios que será reubicado a partir del 18 de marzo. Esto tendrá un costo de \$32,000.



El tercer conjunto de cables es la fibra óptica que alimenta todo el edificio. El traslado de la fibra óptica es más complicado y requiere de técnicos especializados. La obra costará \$65,000.

El próximo vertido de concreto se producirá en 3 semanas. Además, en 2 semanas trasladaremos a Valet del área que están usando a lo largo del edificio sur a la nueva área terminada debajo del estacionamiento.

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**Reparaciones a las estructuras de las torres de enfriamiento.** Estoy feliz de anunciar que se ha completado el apuntalamiento requerido en cada una de las unidades, pasillos y techo. Ya han comenzado las reparaciones de ambas torres. Todavía no sabemos cuánto tiempo tomará, dependiendo de lo que la compañía encuentre mientras repara; lo mantendremos informado. Tenga en cuenta que estamos presionando a todas las personas involucradas para que terminen su trabajo lo antes posible sin comprometer la calidad del trabajo. Sabemos que nuestros vecinos del PH y piso 19 están pasando el mal rato con los

Pasa a la página 5

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

puntales en sus unidades.

**Unidades de aire acondicionado para los pasillos.** El equipo de instalación ha completado con éxito la instalación en las torres 1S, 3N y 4N. Ya se está trabajando en las otras torres. Con estas nuevas unidades erradicamos por completo la humedad en los pasillos. Recuerde mantener cerradas las puertas de emergencia y las puertas de la lavandería.

**Permisos eléctricos:** Puede complicarse porque la ciudad de Aventura quiere un permiso separado para cada unidad donde necesitamos cambiar GFI/Detector de humo/Panel eléctrico. El expedidor de permisos que nos recomendó Lagreca está tratando de ayudarnos en esta área, probablemente en 2 días tengamos más definiciones y tomará 2 meses la aprobación del permiso.

**Permisos para reparar la estructura del edificio:** Se presentó el permiso. South Coast está esperando comentarios del departamento de construcción, probablemente requieran planos de apuntalamiento, hablaremos con Falcon sobre eso.

**ELSS:** La junta está analizando la propuesta de SLS (esta es la mejor empresa para ELSS en el mercado)

**Permiso de Sea Wall:** Después de pasar por varios departamentos, el Departamento de Construcción de Aventura aceptó nuestra presentación del paquete de permiso inicial y nos generó un número de permiso. Necesitamos pagar la tarifa para iniciar el proceso. Probablemente pasarán 6 meses hasta que veamos el permiso real.

**Calderas.** Lamentablemente, todavía tenemos problemas con la distribución de agua caliente en varias unidades. ¡Necesitamos tu ayuda! Si tiene problemas con el agua caliente en su unidad, es importante que vaya a la oficina o envíe un correo electrónico para que podamos identificar el problema dentro de una determinada zona, para encontrar la solución a importante asunto.

**Ascensores.** Finalmente, luego de amenazar con acciones legales, Otis comenzó a trabajar en los ascensores con mantenimiento preventivo y trabajos a fin de ponerlos a código para obtener los certificados correspondientes.

**Plomería.** Durante años, habíamos tenido inundaciones en las unidades del vestíbulo y en el tercer piso debido a tuberías viejas de hierro fundido obstruidas. Acabamos de cambiar las cañerías de la de 4N y 3S. Pasamos de 4" a 6"

y de canos de hierro fundido a PVC.

También hemos terminado la reubicación de los drenajes de agua de lluvia para cumplir con DERM.

**Embelllecimiento.** Como todos saben, nunca arreglamos los techos de nuestros pasillos, porque sabíamos que en algún momento teníamos que instalar sprinklers Lagreca ha recomendado un estudio de arquitectura que se dedica a instalar rociadores y cubrir el techo con elementos arquitectónicos. Estamos esperando una cotización para ello. También les pediremos presupuestos para la Rotunda y los vestíbulos.

**Encuestas.** Próximamente recibirás 2 encuestas, una para Opticaltel y otra para la empresa de limpieza. Queremos tomar en consideración sus comentarios. Por favor, rellene y envíe las encuestas, es importante para que nosotros tomemos decisiones acertadas.

**Fiesta de apertura de la piscina.** ¡Hay fotos disponibles en la Rotonda para que las tomes!

**Si ves algo, di algo**

Esta es una reiteración de lo que escribimos el mes pasado. Respetuosamente pedimos que los padres/tutores supervisen a sus hijos cuando estén en la terraza de la piscina. Agregar una persona para supervisar la terraza de la piscina ocho (8) horas por día aumenta el presupuesto en aproximadamente \$73,000 por año, o \$10 por 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.

BR

Bettina Allende



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## Irish Boxy

- 1 ½ cups grated raw potatoes
- 1 cup all-purpose flour
- 1 cup leftover mashed potatoes
- 1 large egg
- 1 tablespoon skim milk
- salt and pepper to taste
- ¼ cup olive oil

1. Toss grated potatoes with flour in a large bowl. Stir in mashed potatoes until combined.
2. Whisk egg and milk together in a separate bowl; mix into the potatoes. Season to taste with salt and pepper.
3. Heat oil in a large skillet over medium-high heat. Drop in potato mixture, forming patties about 2 inches in diameter. Fry on both sides until golden brown, 3 to 4 minutes per side. Drain on a paper towel-lined plate. Serve warm.





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