



# Tower Talk

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

Volume 22 Issue 9

April 2024

## PLAZA DEL PRADO CONDOMINIUM

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### PLAZA DEL PRADO STAFF

**Manager** ..... Kip Dugal  
*manager@plazadelprado.net*  
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**Front Desk**..... Laura Hernández  
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**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,

### Del Prado Management

We have interviewed and vetted two finalist for management of Del Prado, KW and Castle. After a month of deliberations and crunching numbers, the Board voted to go on with KW Property Management. Thank you so much Michael Labella for all the time he dedicated to negotiating with both companies. We expect to do the transition in mid-June.

Our manager, Kip, is diligently working on all the aspects of the building that concern us, owners, housekeeping, security, and maintenance. There are many many items neglected during the years, so it's tough, but you will start noticing changes shortly.

### PROJECT UPDATES

**West Garage.** We are still moving forward. The crash wall on the north of the deck was poured on the week of April 15<sup>th</sup>. The Opticatel/Fire panel/Phone cables that were running along the south tower were already relocated, so NCP can start demolishing the last area of the deck. We will have the rest of the deck poured at the end of May. The engineers are working on the drainage, ramps, and irrigation. We have already hired the company that will build the aluminum palms to decorate the deck. Soon we will begin a slow process of moving cars back into the finished areas of the garage and reduce valet operations.

**Cooling Towers Structure Repairs.** The repairs on the north tower will be finished in the last week of April. The repairs in the south will finish in the first week of May. We will probably have both cooling towers installed at the end of May. The roofer had to be involved because there will be 2 new columns added and the company has to break the roof membrane structure, install the columns, and then put the membrane around them so we don't have water intrusion. Once old cooling towers are removed, new structural steel is installed for new cooling towers, this will allow for removal of all temporary Pole shoring in units below towers.

**A/C units for the hallways.** All the AC units have been installed; however, we are still having issues in some towers. The company has detected that there are air leaks in the connections of the ducts that are feeding the towers. Also, the shaft allows air to go out. We are analyzing if it's necessary to install a fiber cylinder inside the shafts. Of course this is an extra cost not budgeted for, but we are determined to do things right. We will keep you updated.

*Continued on page 2*

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

**Electrical 40 years:** Contract has been signed. We are waiting for the permit.

**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.

**Sea Wall permit:** Contract has been signed. Probably 6 months until we see the actual permit.

**ELSS:** The Engineered Life Safety Systems compliance is required by Florida law. We are waiting for their report to be able to send the project for bidding. One of the issues we are finding is the second access door common in our buildings units. It came to our attention that some owners have closed the second door, either building a closet or a restroom. We are waiting for an answer from the Fire Department to see if they will allow that door to be inaccessible or not. We will keep you informed.

**Boilers.** The installation is missing a few items. We are on top of it to have the project finished.

**Hot water:** you have already got an email explaining that we are hiring a company who will start working in the last week of April to replace broken PR Valves, eliminating the temporary intermediate pumps that were installed during all these years. We will start in tower North as it is the most affected. Hopefully we will have this issue that has been affecting us for at least 20 years, solved.

**Elevators.** Our manager will have a meeting with them in the first week of May to express our dissatisfaction with them and reach a decision on what to do with them. We will keep you informed.

**Plumbing.** Plumbing issues don't stop in our building and the amount of money we are spending on it is beyond budgeted.

**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. We will probably have to take out the wallpaper on the walls, because they will have to remove all the fire detection devices and plumbing that we actually have, and the paper will be full of holes. By the way, that paper was not included in the material alteration we voted for, the design showed only paint and a previous Board went \$500,000 over budget to install the wallpaper.

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## MENSAJE DEL PRESIDENTE

Estimados residentes,

### Gerencia Del Prado

Hemos entrevistado y examinado a dos finalistas para el manejo de la gestión de Del Prado, KW y Castle. Después de un mes de deliberaciones y cálculos numéricos, la Junta votó a favor de KW Property Management. Muchas gracias Michael Labella por todo el tiempo que dedicó a negociar con ambas empresas. Esperamos hacer la transición a mediados de junio.

Nuestro gerente, Kip, está trabajando diligentemente en todos los aspectos del edificio que nos preocupan a nosotros, los propietarios: la limpieza, la seguridad y el mantenimiento. Hay muchos elementos que se descuidaron lo largo de los años, por lo que es difícil, pero pronto comenzará a notar cambios.

### ACTUALIZACIONES DE LOS PROYECTOS.

**Garaje Oeste.** Seguimos avanzando velozmente. El muro de protección al norte de la plataforma se vertió la semana del 15 de abril. Los cables de Opticatel, Panel de eléctrico y teléfono que corrían a lo largo de la torre sur ya fueron reubicados, por lo que NCP puede comenzar a demoler el último área de la cubierta. Vertiremos el resto de la plataforma a finales de mayo. Los ingenieros están trabajando en el drenaje, las rampas y el riego. Ya hemos contratado a la empresa que construirá las palmas de aluminio para decorar la terraza. Pronto comenzaremos un proceso lento para devolver los automóviles a las áreas terminadas del garaje y reducir la operación de valet.

**Reparaciones de las estructuras de las torres de enfriamiento.** Las reparaciones de la torre norte finalizarán la última semana de abril. Las reparaciones en el sur finalizarán en la primera semana de mayo. Probablemente tengamos ambas torres de enfriamiento instaladas a fines de mayo. Tuvimos que incluir a la empresa que hizo nuestro techos, ya que se agregarán 2 nuevas columnas y la empresa tiene que romper la estructura de la membrana del techo, instalar las columnas y luego colocar la membrana alrededor de ellas para que no haya intrusión de agua. Una vez que se retiran las torres de enfriamiento antiguas, se instalará acero estructural nuevo para las torres de enfriamiento, lo que permitirá retirar todos los apuntalamientos temporales de los postes en las unidades debajo de las torres.

**Unidades de aire acondicionado para los pasillos.** Se han instalado todas las unidades de aire acondicionado; sin embargo, todavía tenemos problemas en algunas torres. La empresa ha detectado que existen fugas de aire en las conexiones de los ductos que alimentan las torres. Además,

el tubo de enfriamiento tiene pérdidas de aire. Estamos analizando si es necesario instalar un cilindro de fibra dentro del tubo. Por supuesto que se trata de un coste extra que no está presupuestado, pero estamos decididos a hacer las cosas bien. Le mantendremos informado.

**Eléctrica 40 años:** Contrato firmado. Estamos esperando el permiso.

**Permiso de South Coast (estructurales del edificio):** Se presentó el permiso. South Coast está esperando comentarios del departamento de construcción, se necesitan planos para posible apuntalamiento en los balcones si fuera necesario. Falcon se encargará de realizar dichos planos.

**Calderas.** A la instalación le faltan algunos elementos. Estamos sobre ellos para finalizar el proyecto.

**Agua caliente:** ya has recibido un email explicando que estamos contratando una empresa que empezará a trabajar la última semana de abril para sustituir las Válvulas PR rotas, eliminar las bombas intermedias temporales que se instalaron durante todos estos años. Comenzaremos en la torre Norte ya que es la más afectada. Ojalá tengamos solucionado este problema que nos afecta desde hace al menos 20 años.

**Ascensores.** Nuestro gerente se reunirá con ellos la primera semana de mayo para expresarles nuestro descontento y tomar una decisión sobre qué hacer con ellos. Te mantendremos informado.

**Plomería.** Los problemas de plomería no terminan en nuestro edificio y la cantidad de dinero que gastamos en él supera lo presupuestado.

**Embelllecimiento.** Como todos saben, nunca arreglamos el cielorraso de nuestros pasillos, porque sabíamos que en algún momento teníamos que instalar rociadores. Entrevistamos a un estudio de arquitectura que se dedica a instalar rociadores y cubrir el techo con elementos arquitectónicos. Estamos esperando una cotización de ellos. También les haremos presupuestar el trabajo de la Rotunda y los vestíbulos. Probablemente tendremos que quitar el papel de las paredes, porque tendrán que quitar todos los dispositivos de detección de incendios y fontanería que hay sobre la pared, y el papel quedará lleno de agujeros. Por cierto, ese papel no se incluyó en la alteración material por la que votamos, el diseño solo mostraba pintura y una Junta anterior gastó \$500,000 más del presupuesto para instalar el papel tapiz.

Saludos, Bettina Allende

## Del Prado Social Committee Events – 2024

Just a note from your Social Committee to thank you for your support. As volunteers your enjoyment of the events we present is our reward. Our mission is to provide our residents with opportunities to have fun, get to know their neighbors and form a community spirit where everyone says hello to each other, and faces become familiar. We want to ask all of you for a favor. Please make a reservation if the flyer for the event requests one. That helps us to know how much food, snacks, water, etc. we have to buy. When people just show up without the reservation, we might not have enough of something to go around. So please help us to plan accurately for each event. Thank you, and we thank our President and Board of Directors for their help and support.

- 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 23<sup>rd</sup>: 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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## Eventos del Comité Social del Prado – 2024

Sólo una nota de su Comité Social para agradecerles su apoyo. Como voluntarios, que Ud. disfrute de los eventos que presentamos es nuestra recompensa. Nuestra misión es brindarles a nuestros residentes oportunidades para divertirse, conocer a sus vecinos y formar un espíritu comunitario donde todos se saludan y las caras se vuelven familiares.

Queremos pedirles a todos un favor. Haga una reserva si el folleto del evento lo solicita. Eso nos ayuda a saber cuánta comida, snacks, agua, etc. tenemos que comprar. Cuando la gente llega sin reserva, es posible que no tengamos suficiente para todos. Así que ayúdenos a planificar con precisión cada evento.

Gracias y agradecemos a nuestro Presidente y Junta Directiva por su ayuda y apoyo.

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