



# Tower Talk

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

Volume 22 Issue 10

May 2024

## PLAZA DEL PRADO CONDOMINIUM

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**Front Desk**..... Laura Hernández  
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### OFFICE HOURS

**Mon - Friday** ..... 8:00am - 5:00pm  
**Closed for lunch**..... noon - 1:00pm

### TOWER TALK LIAISON Ivo Avalos, Property Manager

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## Message From The Board President

Dear residents,

Our mild spring with beautiful days has come to an end and became Miami summer all too fast. Be sure to protect yourselves from the sun and heat this summer.

### DEL PRADO MANAGEMENT

Our management company turnover from AKAM to KW occurs on June 15<sup>th</sup>. KW comes highly recommended, especially in the accounting area. We hope to solve all the problems in residents' ledgers and general accounting. We strongly suggest that you make the June payment before the 10<sup>th</sup> of the month. If your payment arrives after that date, there will probably be delays and the possibility of it being lost in the transfer process. Avoid fines, administrative fees, and headaches by paying on time.

Our new Manager, Kip Dugal, is working diligently to improve daily life here at Del Prado. He is working on new procedures for housekeeping, security, and maintenance. He is already up to date on all the projects and is scheduling the building resources to ensure everything runs smoothly. You can see him walking around the building, checking the jobs that are being executed, receiving owners with complaints, he is all around.

Unfortunately, our Assistant Manager, Sandra, has decided to move on and is working for another building. She is still helping us after hours until we find a new Assistant Manager. Thank you so much for all your hard work and good luck!

Residents can find our renewed Flood insurance in building link. On June 1st we will be renewing wind insurance.

Audit 2022 has finally been completed and you can also find it in Building link. Auditor has already started 2023.

### PROJECT UPDATES.

**West Garage.** We will have another pour before the end of May. Next week the electrical company will start installing the light poles and creating the electrical connection from the main building to the west garage. Soon, we will begin a slow process of moving cars back into the finished areas of the garage to reduce valet operations.

**Cooling Towers Structure Repairs.** As anticipated, concrete structural repairs have finished in both towers. South Coast was able to take out most of the pole shores that were inconveniencing our residents. The rest of the pole shoring can

*Continued on page 2*

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

be removed once the old cooling tower is lifted from the roof. Unfortunately, there are delays in the delivery of the pre-fab piping for the cooling towers.

Pre-fab piping is required and allows for a faster replacement and less downtime. The pre-work and staging to install the north cooling tower will start on May 28<sup>th</sup>, and last 3 weeks. The actual shutdown of AC is scheduled for June 17<sup>th</sup> and will last 4-5 days. Please prepare yourself for the loss of AC. We suggest finding alternate cooling options during this period. Despite our best efforts to accomplish this changeout in mild spring months, the reality is it must occur before the height of hurricane season. Tentative shutdown of south tower replacement is July 8<sup>th</sup>.

**A/C units for the hallways.** As explained in last month tower talk, our cooling and ventilation company has detected air leaks in the connections of the ducts that are feeding the towers. Also, the shaft allows air to escape. This project will have to be addressed to have enough AC in every tower hallways and common areas.

**Electrical 40 years:** Permit is ready. We will start soon, and you will be notified accordingly. Stay tuned. Please ensure your door access key is with the management office. The inspection and upgrades are required by law and access is required. Maintaining a key in the management office is also required by law for emergency situations such as floods, fire, and resident welfare checks.

**South coast permits** (Structural of the building): Permit will be ready soon. Stay tuned.

**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 received the report, and it has been sent to several companies to be bid on. Management will be receiving bids soon. We will keep you informed.

**Boilers.** Because of the delays in this project, the vendor will be changing the doors of the boiler’s room for free. That’s the only missing item to call for inspection.

**Hot water:** Lone Star, the company we hired, found so many problems that unfortunately we had to shut down the water in the north tower four times. They have removed approximately 120+ failed and aged valves between the main supply and return line risers as well as several individual unit line risers.

In addition to replacing these valves:

1. Several loose fittings and connections were repaired/replaced.
2. Over 13 in-line pumps were disconnected, and some of them burnt (open electrical connections from lobby lights).
3. about 72 PRV valves are in question (final step for adjustment). Some of these valves are old, may no longer hold pressure adjustment, and some we know are leaking.

The in-line flow issues were preventing the main circulation pumps from proper flow distribution.

We know it’s an inconvenience for all our residents but take in consideration that we are fixing long term patch work that has been built into the building over 50 years. After many years without proper hot water, we are happy to report that residents have proper hot water flow. As soon as we finish the north tower we will start with the south.

*Continued on page 3*

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

**Elevators.** Our annual inspection will be in July/August and after that, our elevator will be up to code and with a valid certification. An elevator fire and power supply swap test will occur the week of May 28<sup>th</sup>.

**Plumbing.** Plumbing issues don't stop in our building and the amount of money we are spending on it is beyond budget. But we have to do what we have to do to stop leaks and floods all around.

**Cockroaches.** We started the process to repair the trash rooms. The vendor opened the walls and disinfected the inside, then they closed the holes and plastered the whole room, the guillotines were changed. We also have new doors. This is part of the necessary structural repairs. Tower 2, 3 and 4 south are ready. Others to follow. We are confident this will be the solution for the cockroach infestation. In the meantime, please schedule unit spraying via the management office.

**Beautification.** Now that our engineering consultant, SLS, has presented the ELSS (Engineered Life Safety System) plan, and we know where all the conduits will be running, we will send out the specs to get plans for our lobbies.

Dear residents, rest assured that all projects we are working on are necessary. We are focused on passing the 40-year certification and ensuring that our building is safe and up to date. The city and the Fire Department are on us, but they have already realized that we are determined to do things right and as quickly as possible. The Board is following the plan defined by the engineers, controlled by our project managers and approved by the corresponding municipal authority. We would like to start more projects, but we don't have any more parking available in the building for vendors. Once the parking is restored and the major projects are up and running, we will continue with the smaller projects.

BR  
Bettina Allende

**Tips from one of our  
“concerned residents”.**

We can bring our water and electric bills down, and we should do it instead of feeling helpless and frustrated when it comes to our maintenance payments. These are two of the items for which we can lower the cost if we try. Here are some suggestions:

- Take short showers.
- Check your faucets for little drippings.
- Check your toilets for constant running.
- When brushing your teeth, turn off the faucets until you need to rinse.
- If you wash dishes or pots and pans, soap everything first then turn the water on again to rinse.

As for the electric:

- Laundry room lights should be off if no one is in the laundry room.
- If you pass by one of the common area rooms such as party room, auditorium, kid's room, adult game room, lights are on and no one is inside, please turn the lights off.

Of course, it's a pain in the neck to have to think about these things, but I am sure all residents will be happy if we can do something to help ourselves and our Board to keep the maintenance as low as possible. Tenants: you are also affected because if your landlord has an increase in maintenance, your rent will increase too. So, your cooperation is also needed.

For plumbing call Total, for electrical call office for maintenance.

Let's be part of the solution and not part of the problem.

## **MENSAJE DEL PRESIDENTE**

Estimados residentes,

### **GERENCIA DE DEL PRADO**

El 15 de junio haremos el traspaso de compañía de Management. KW viene altamente recomendada sobre todo en el área contable. Esperamos poder solucionar todos los problemas en las cuentas de los residentes y la contabilidad general.

Les recomendamos muy especialmente que realicen el pago de junio antes del 10 del mes. Si su pago entra después de esa fecha, probablemente haya demoras y posibilidad de que se pierda en el traspaso. Evite multas, cargos administrativos y dolores de cabeza pagando a tiempo.

Kip está trabajando a manos llenas. Está definiendo nuevos procedimientos para limpieza, seguridad y mantenimiento. Ya está al día en todos los proyectos y está programando los recursos del edificio para garantizar que todo funcione sin problemas. Se le ve caminando por el edificio, revisando los trabajos que se están ejecutando, recibiendo quejas de los propietarios, trabajando en la oficina, está por todos lados.

Desafortunadamente, Sandra decidió tomar otro camino y está trabajando en otro edificio. Sin embargo, todavía nos ayuda fuera de horario hasta que encontremos un nuevo subgerente. ¡Muchas gracias por todo tu arduo trabajo y buena suerte!

Debería haber dicho esto en abril, pero puede el Seguro contra inundaciones renovado, se encuentra disponible en "Building Link"

El 1 de Junio estaremos renovando el Seguro de vientos.

La auditoría 2022 finalmente se completó y también puede encontrarla en "Building Link". El Auditor ya empezó a trabajar en 2023.

### **ACTUALIZACIÓN DE LOS PROYECTOS.**

Garaje Oeste. Seguimos avanzando velozmente. La próxima semana comienza la instalación de los postes de luz y la conexión desde el edificio principal al garaje oeste. Vamos a verter cemento nuevamente antes del final de Mayo. Pronto comenzaremos un proceso lento para devolver los automóviles a las áreas terminadas del garaje y reducir la operación de valet.

Torres de enfriamiento: Como se anticipó, las reparaciones estructurales han terminado en ambas torres. South Coast

pudo eliminar la mayoría de los postes de seguridad que incomodaban a nuestros residentes. Desafortunadamente, hay retrasos en la entrega de las nuevas tuberías para las torres de enfriamiento que tienen una vida útil de 30 años. Así, el proceso de instalación de la torre norte comenzará el 28 de mayo y durará 3 semanas. Todavía no tenemos fechas ciertas para el sur.

Unidades de aire acondicionado para los pasillos. Como dijera antes, la empresa ha detectado que existen fugas de aire en las conexiones de los ductos que están alimentando las torres. Además, el shaft también tiene pérdidas de aire. Tenemos que abordar este proyecto para tener suficiente aire acondicionado en cada torre.

Eléctrica 40 años: El permiso estará listo en cualquier momento y comenzaremos el trabajo en las unidades. Lo mantendremos informado.

Permiso de South Coast (estructurales del edificio): en cualquier momento recibiremos el permiso. Lo mantendremos informado.

ELSS: La ley de Florida exige el cumplimiento de esta norma. Ya recibimos el informe generado por SLS y lo hemos enviado a varias empresas para que presenten ofertas. La gerencia recibirá las recibirá prontamente. Te mantendremos informado.

Calderas. Debido a los retrasos en este proyecto, el proveedor cambiará las puertas de la sala de calderas de forma gratuita. Ese es el único elemento que falta para solicitar una inspección.

Agua caliente: Lone Star, la empresa que contratamos, encontró tantos problemas que lamentablemente tuvimos que cortar el agua en la torre norte cuatro veces. . Hasta el momento se han sustituido más de 120 antiguas defectuosas y que fallaban. Se descubrieron 13 bombas intermedias que fueron desconectadas, algunas de ellas quemadas, con conexión desde los lobbies. Están bombas interrumpían el flujo de agua caliente desde las bombas principales. Aun quedan 72 PRV válvulas que necesitan un ajuste final. Algunas de estas válvulas son antiguas y no resisten la presión al ajustarlas, algunas también pierden agua.

Sabemos que es un inconveniente para todos nuestros residentes, pero tomen en consideración que estamos

Pasa a la página 5

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

arreglando en un mes los errores que se han acumulado durante 50 años. Estamos contentos porque sabemos que hay muchos vecinos que no tenían agua caliente y ahora la tienen. Una vez terminemos la torre norte comenzaremos con la sur.

*Ascensores.* Nuestra inspección anual será en julio/agosto y entonces, finalmente nuestros ascensores estarán cumpliendo con el código y con una certificación válida.

*Plomería.* Los problemas de plomería no terminan en nuestro edificio y la cantidad de dinero que gastamos en él supera el presupuesto. Pero tenemos que hacer lo que sea necesario para detener las filtraciones e inundaciones.

*Cucarachas.* Iniciamos el proceso de reparación de los cuartos de basura. El vendedor abrió las paredes y desinfectó el interior; luego cerraron los huecos y enyesaron toda la habitación. Se cambiaron las guillotinas. También tenemos puertas nuevas. Esto es parte de las reparaciones estructurales necesarias. Las torres 2, 3 y 4 sur están listas. Otros seguirán. Estamos seguros de que esta será la solución a la plaga de cucarachas.

*Decoración.* Ahora que SLS ha presentado el plan para el ELSS y sabemos dónde pasarán todos los conductos, enviaremos las especificaciones a contratistas para obtener planos para nuestros vestíbulos.

Estimados residentes, tengan la seguridad de que todos los proyectos en los que estamos trabajando son necesarios. Estamos enfocados en aprobar la certificación de 40 años y garantizar que nuestra estructura sea segura. La ciudad y el Departamento de Bomberos están sobre nosotros, pero ya se han dado cuenta de que estamos decididos a hacer las cosas bien y rápido. No es la Junta quien decide lo que hay que hacer; nosotros seguimos el plan definido por los ingenieros, controlado por nuestros jefes de proyecto y aprobado por la autoridad correspondiente.

Nos gustaría iniciar más proyectos, pero no podemos. No tenemos más estacionamiento disponible en el edificio para contratistas. Y por sobre todo es que hay un límite a lo que podemos manejar al mismo tiempo.

Saludos, Bettina Allende

## Consejos de uno de nuestros "residentes preocupados".

En lugar de sentirnos impotentes cuando se trata del pago de nuestro mantenimiento mensual, hay cosas sobre las que podemos actuar. Reducir las facturas de agua y electricidad, sería un importante paso y podemos hacerlo si lo intentamos. Aquí hay algunas sugerencias:

- Tome duchas cortas.
- Revise sus grifos para detectar perdidas de agua.
- Revise que en sus inodoros no corra el agua constantemente.
- Al cepillarse los dientes, cierre los grifos hasta que necesite enjuagarse.
- Si lava platos u ollas y sartenes, primero enjabónelo todo y abra el agua solo cuando necesite enjuagar.
- En cuanto a electricidad:
- Las luces del cuarto de lavado deben estar apagadas si no hay nadie adentro.
- Si pasa por una de las salas de uso común, como salón de fiestas, auditorio, salón de niños, salón de juegos para adultos, las luces están encendidas y no hay nadie adentro, apague las luces.

Por supuesto, es un dolor de cabeza tener que pensar en estas cosas, pero estoy segura de que todos los residentes estarán felices si podemos hacer algo para ayudarnos a nosotros mismos y a nuestra Junta a mantener el mantenimiento lo más bajo posible.

*Inquilinos:* tú también te ves afectado porque si tu arrendador tiene un aumento en el mantenimiento, tu alquiler también aumentará. Por lo tanto, también necesitamos de su cooperación.

Si tiene un problema de plomería llame a "Total".

Seamos parte de la solución y no parte del problema.

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## KEEPING YOUR COOL

### Protecting Yourself from the Dangers of Sunstroke

Warmer weather is just around the corner. Along with the fun of outdoor activities comes some dangers, too. Among those dangers is sunstroke, also called heat stroke. To protect you and your loved ones from this hazard, keep these tips in mind this summer.

Early symptoms of heat stroke are dizziness, headache, rapid pulse and breathing, and fatigue. Warning signs that indicate a serious condition of sunstroke are hot, flushed skin, a decrease or stoppage of sweat production, an elevated body temperature, confusion, and eventually, a loss of consciousness. Extreme temperatures can cause the body's temperature to rise. Dehydration can cause a decrease in sweat evaporation, which is the body's mechanism for cooling itself. Without this, you have no way of bringing down the high temperature.

Severe sunstroke can lead to shock and eventually failure of the body's vital systems, including the heart, lungs, kidney and brain. Rapid treatment is the key. The sooner the victim receives assistance, the better. To assist someone showing symptoms of sunstroke, first call for help by dialing 911. While waiting for medical assistance, take steps to cool the body. Move the victim to a cooler place. Remove tight fitting or heavy clothing and use cool, wet cloths to cool the victim down. Give fluids slowly and continually.

To avoid getting sunstroke in the first place, remember to drink plenty of fluids on warm days or when your activity level is up. Avoid caffeine and alcohol, both of which can dehydrate you. Wear light colored, loose clothing and always wear a hat in direct sunlight. Try to stay in the shade and take breaks as needed. If you do find that you are experiencing any symptoms of heat stroke, get help immediately.

## HEAT STROKE

### SYMPTOMS



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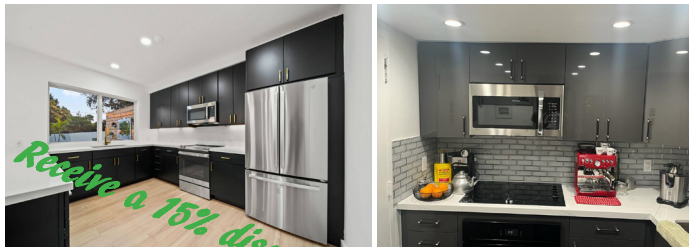
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## Del Prado Social Committee Events – 2024

June 26th Wed: Bingo

July 4th: Pool Party

September 14th – 15th Sat & Sun: Garage Sale

October 26th, Sat: Halloween Party: Kids must have parent or guardian.

October 23rd, Wed: Bingo

November 20th, Wed: Bingo

December 7th: End of the Year Party. 18 and older.

Other coming events. Please look for flyers with dates and additional information.

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