



Tower Talk

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

Volume 23 Issue 1

August 2024

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd
Aventura, FL 33160

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Maintenance 305-931-3544
Rover..... 954-914-1678
Del Prado Market.... 305-974-0058
Front Gate 786-852-3551
Beauty Salon & Spa... 305-931-3415

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OFFICE HOURS

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

TOWER TALK LIAISON

Kip Dugal, Property Manager
For article submission
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Message from the Board President

Dear residents:

"PARDON OUR PROGRESS MODERNIZATION IN ACTION"

Transition to KWPMC

The management company migration from AKAM to KW has not been as smooth as we expected; however, we are working on it.

Plaza del Prado Portal.

By now, you should have all received your user ID and password for the KW proprietary system. As a reminder, please use the following link to access the community portal: <https://web.kw-ic.com/PlazadelPrado/>

You may also access the portal through our exclusive mobile app:

Android: <https://play.google.com/store/apps/details?id=com.vertilinc.kwicmobile.residences.app>
iPhone/iPad: <https://apps.apple.com/us/app/kwic-mobile/id1498849506>

If you have not received your username, please contact the management office to get one. It's important to have access to the portal. You can check your balance, reserve the BBQ, the elevator, water shutdowns.

Instagram. You can now access *#delpradoonthebay* to see all the work that is being done in the building.

Collections. We have been sending letters to all those owners who owe more than \$2,000. Please make sure you are current because starting in October 2024, our collection policy will be far stricter. If you owe maintenance or any of the special assessments, your account will be sent to KWPMC who will charge \$150 to manage the delinquency. If you do not pay at that point, the account will escalate to the legal team. Please avoid additional fees; be mindful and pay on time. We are working with a restricted budget, your payment is needed to keep to building running.

Fees. Management has created a new fee schedule that was sent to all of you. The idea is that those residents who "use more, pay more". The new fees will help offset future expenses.

Projects Updates.

40 Years Certification. Some residents got nervous about the article published

Continued on page 2

President (cont. from page 1)

in CBS news about our neighbor building Commodore. The article reported that the Commodore Plaza received a violation from the City of Aventura saying it failed to comply with the 40 Year certification.

Unlike The Commodore Plaza, we are following all the necessary steps, and we are being guided by professionals. As you may recall, we contracted S&D and Falcon as our engineer of record (EOR) for all the projects that require EOR. We contracted Lagrega as our Project Manager to monitor the contractors' performance. Lastly, we contracted a permit expeditor, ONE Permit, to resolve all pending issues related to the required permits. Throughout the years, we accumulated a myriad of permits errors with the City of Aventura due to non-completion of projects, changing vendors, or implementation errors. We are in good standing with the City of Aventura; moreover, the City of Aventura realized that Del Prado is not playing games and that we are taking the correct steps to pass the 40-year certification.

Good news... the City of Aventura has determined that as soon as we finish the 40-year certification, we can apply for the 50-year certification. Indeed, these are great news because it is something like *killing two birds with one stone*. We have started investigating the additional items required for the 50-year certification so we can address them now.

- **West Garage:** In September 2024, NCP will start building the curbs and the planters. Hopefully they will also be waterproofing.
- **Cooling Towers:** Installation is complete. At this point, the contractor is cleaning up and finalizing some electrical work to the old installation.
- **Hot Water Distribution.** The process will start in the South Tower in September.
- **Air Conditioning.** The contractor found several issues. In S1, after replacing a damaged part, the A/C unit started to work correctly. In other towers, the contractor found blockages in the ducts. We will perform an HVAC Camera Inspection to look for signs of damage, blockages, cracks, leaks, or other issues in our ducts. After the inspection is completed, we will define the necessary repairs, cleaning, or improvements to help optimize the HVAC performance.
- **40-Year Façade Restoration.** Permits were finally approved. The contractor started mobilization, that

means they are bringing all the necessary elements to do the job.

- **40-Year Electrical.** Permits were approved. The project will start in three weeks.
- **Engineered Life Safety System (ELSS).** Bids are being analyzed. As I stated in July's Tower Talk, it was brought to our attention that some residents blocked the second access door to their unit. Please address this issue now and avoid a violation.
- **Crosswalks.** As mentioned in the July Tower Talk, if your unit leads to a crosswalk, please do not block the path. Our electrician has been fixing broken electrical connections and we will soon start the replacement of the old, broken doors.
- **Amazon Lockers.** Project is underway; our electrician is installing the connections to supply electricity to the computer that handles the packages.
- **Cameras.** The company has already started the installation of conduits and cables. Cameras coming soon!
- **Volunteers.** Your Board of Directors is seeking owner volunteers who may be interested in serving on *ad hoc* committees. If you are interested, please let us know and the names will be presented to the board selection. Some *ad hoc* committees are: (1) Archived Records Organization, (2) Amenities and Improvements, (3) Budget and Oversight, and (4) Rules and Regulations: Monitoring and Enforcement.

Thank you for your support and for your involvement in matters important to our community. We encourage you to follow the events concerning our building and continue documenting issues you observe. If we are not aware of the issues, we cannot address them. If there are issues with the elevators, the A/C, clogged trash chutes, Security, or if the common areas require cleaning, please contact the Rotunda at 305-931-3544 or the Rover 786-852-3551.

Other 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.

Thank you!

Bettina Allende

MENSAJE DEL PRESIDENTE

Estimados residentes:

Transición a KWPMC. La migración de la de AKAM a KW no ha sido tan sencilla como esperábamos; sin embargo, estamos trabajando en ello.

Portal Plaza del Prado. A este punto, todos deberíamos haber recibido un ID de usuario y contraseña para el sistema de KW. Como recordatorio, utilice el siguiente enlace para acceder al portal de la comunidad: <https://web.kw-ic.com/PlazadelPrado/>

También puede acceder al portal a través de nuestra aplicación móvil exclusiva:

- **Android:** <https://play.google.com/store/apps/details?id=com.vertilinc.kwicmobile.residences.app>
- **iPhone/iPad:** <https://apps.apple.com/us/app/kwic-mobile/id1498849506>

Si no ha recibido su nombre de usuario, comuníquese con la oficina de administración para obtener uno. Es importante tener acceso al portal. Podrás consultar tu saldo, reservar el BBQ, el ascensor, cortes de agua.

Instagram. Ya puedes acceder a #delpradoonthebay para ver todos los trabajos que se están realizando en el edificio.

Cobranzas. Hemos estado enviando cartas a todos aquellos propietarios que deben más de \$2,000. Asegúrese de estar al día porque a partir de octubre de 2024, nuestra política de cobro será mucho más estricta. Si debe mantenimiento o cualquiera de las cuotas especiales, su cuenta se enviará a KWPMC, quien cobrará \$150 para administrar la morosidad. Si no paga en ese momento, la cuenta se trasladará al abogado. Evite cargos adicionales; Sea consciente y pague a tiempo. Estamos trabajando con un presupuesto restringido, su pago es necesario para mantener el edificio en funcionamiento.

Tarifas. La administración ha creado un nuevo programa de tarifas, por favor encuentre una copia en este mismo folleto. La idea es que aquellos vecinos que “usen más, paguen más”. Las nuevas tarifas ayudarán a compensar gastos futuros.

Actualización de proyectos.

□ **Certificación 40 Años.** Al leer el artículo publicado en CBS News sobre el edificio vecino (Commodore), informando que recibió una infracción de la Ciudad de Aventura diciendo que no cumplió con la certificación de 40 años, algunos residentes se pusieron nerviosos, pensando que nos podría pasar lo mismo a nosotros.

A diferencia de The Commodore Plaza, nosotros estamos siguiendo todos los pasos necesarios guiados por profesionales. Como recordará, contratamos a S&D y Falcon como nuestro ingeniero de registro (EOR) para todos los proyectos que requieren EOR. Contratamos a Lagreca como nuestro Gerente de Proyecto para monitorear el desempeño de los contratistas. Por último, contratamos un expedidor de permisos, ONE Permit, para resolver todos los asuntos pendientes relacionados con los permisos requeridos. A lo largo de los años, acumulamos una gran cantidad de errores en permisos con la Ciudad de Aventura debido a proyectos no finalizados, cambios de proveedores o errores de implementación.

Estamos al día con la Ciudad de Aventura; que ya se dio cuenta de que Del Prado no está jugando y que estamos tomando los pasos correctos para pasar la certificación de 40 años.

Buenas noticias... la Ciudad de Aventura ha determinado que tan pronto como terminemos la certificación de 40 años, podremos solicitar la certificación de 50 años. Es una gran noticia porque es algo así como “matar dos pájaros de un tiro”. Hemos comenzado a investigar los elementos adicionales necesarios para la certificación de 50 años para poder abordarlos ahora.

- **Garaje Oeste:** En septiembre de 2024, NCP comenzará a construir los bordillos y las jardineras. Probablemente también comiencen con la membrana impermeabilizante que protege el concreto.
- **Torres de enfriamiento:** La instalación está completa. En este punto, el contratista está limpiando y finalizando algunos trabajos eléctricos.
- **Distribución de Agua Caliente.** El proceso comenzará en la Torre Sur en septiembre.
- **Aire Acondicionado.** El contratista encontró varios problemas que afectaban el frío en los pasillos.
- En S1, después de reemplazar una pieza dañada, la unidad de aire acondicionado comenzó a funcionar correctamente. En otras torres, el contratista encontró obstrucciones en los ductos. Realizaremos una inspección de la cámara HVAC para buscar signos de daños, obstrucciones, grietas, fugas u otros problemas en nuestros conductos. Una vez completada la inspección, definiremos las reparaciones, limpieza o mejoras necesarias para ayudar a optimizar el rendimiento del HVAC.
- **Restauración de Fachada de 40 Años.** Finalmente se aprobaron los permisos. Como ya habrán visto, el contratista inició la movilización, es decir, están trayendo todos los elementos necesarios para realizar el trabajo.
- **Eléctrico 40 Años.** Se aprobaron los permisos. El

Presidente (viene de la pagina 3)

proyecto comenzará en tres semanas.

- **ELSS.** Se están analizando las ofertas. Como dije en Tower Talk de julio, nos informaron que algunos residentes bloquearon la segunda puerta de acceso a su unidad. Aborde este problema ahora y evite una infracción.
- **Crosswalks.** Como se mencionó en la Tower Talk de julio, si su unidad conduce a un cruce de peatones, no bloquee el camino. Nuestro electricista ha estado reparando conexiones eléctricas rotas y pronto comenzaremos a reemplazar las puertas viejas rotas.
- **Amazon lockers.** El proyecto está en marcha; Nuestro electricista está instalando las conexiones para suministrar electricidad a la computadora que maneja los paquetes.
- **Cámaras.** La empresa ya ha iniciado la instalación de conductos y cables. ¡Cámaras próximamente!

Voluntarios. Estamos buscando propietarios voluntarios que puedan estar interesados en formar parte de comités ad hoc. Si está interesado, háganoslo saber y los nombres se presentarán a la junta de selección. Algunos comités

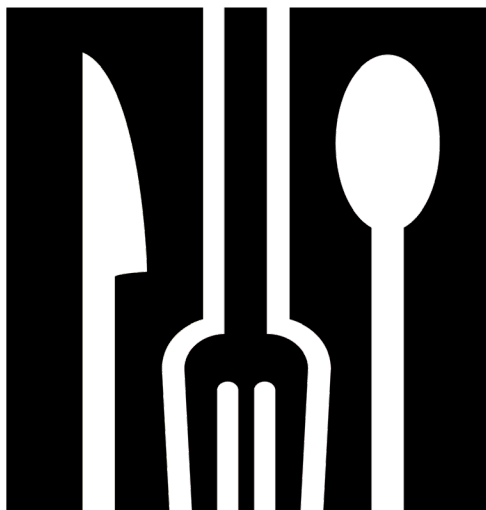
ad hoc son: (1) Organización de registros, (2) Servicios y mejoras, (3) Presupuesto y supervisión, y (4) Normas y reglamentos: seguimiento y aplicación.

Gracias por su apoyo y por su participación en asuntos importantes para nuestra comunidad. Lo alentamos a seguir los eventos relacionados con nuestro edificio y continuar documentando los problemas que observe. Si no somos conscientes de los problemas, no podemos abordarlos. Si hay problemas con los ascensores, el aire acondicionado, los conductos de basura obstruidos, la seguridad o si las áreas comunes requieren limpieza, comuníquese con la Rotonda al 305-931-3544 y sino con el Rover 786-852-3551.

Otros desafíos que estamos experimentando son: (1) los residentes no recogen los excrementos 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.

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Del Prado Social Committee Events

Wednesday, September 25
Bingo Night

Wednesday, October 23
Bingo Night

Saturday, October 26
Halloween Party for kids
(A Parent or Guardian must accompany)

Wednesday, November 20
Bingo Night

Sunday, December 8
End of the Year Party
(18 y/o and older).
Dining and Dancing



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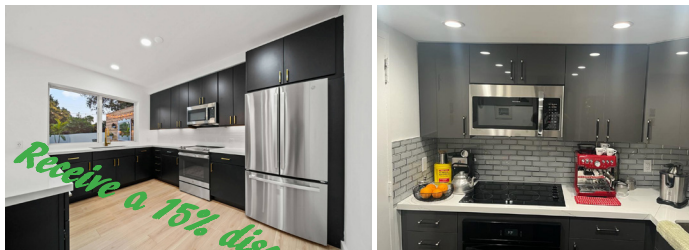
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MESSAGE FROM THE MANAGEMENT

Dear Owners & Residents,

At the June 6, 2024, Board of Directors Meeting, the management presented a comprehensive report discussing various condominium fees and policies. After careful consideration, the Board of Directors has approved the following changes and new fees. Please take note of the effective dates. If you have any questions or require clarification, please do not hesitate to contact the management office. Thank you for your attention to these important updates.

Management

FEE ITEM	FEE AMOUNT	EFFECTIVE DATE
Lease & Re-Sale Applications	\$150 / Applicant	In Effect
Fob & Transponder	\$40 / Item	In Effect
Pet Registration - One Time (Dog Tag Issued)	\$100 / Pet	Effective Jan 1, 2025
Pet Annual (Allows Updating Pet Records) * Manages Pet DNA for Violation Tracking Enforcement	\$50 / Pet / Year	Effective Jan 1, 2025
Bicycle Cage Parking (Adult Bikes)	\$5 / Month Annual Billing	Effective Jan 1, 2025
Parking Space Lease to Residents - Assn Parking Spaces (Optional). *1 st Parking Space Is Assigned To The Unit.	2 nd Space \$150 / Month; 3 rd Space \$200/ Month	When Available. Inquire with the Management Office
One-Time Vehicle Registration Fee (Including Two Or Three Wheelers 50 CC And Up) Includes Transponder	\$75/ Vehicle	Effective Jan 1, 2025
One-Time Boat Registration Fee	\$200 / Vessel	Effective Jan 1, 2025
Boat Registration Renewal - Annual Fee	\$100 / Vessel	Effective Jan 1, 2025
Condo Documents - Hard Copy	\$50 / Set	In Effect
Social Room Reservation for Private Events	\$200. Requires Refundable Deposit of \$500	Effective 09/01/2024
Contractor Elevator Deposit (Construction) * Not Required for Move-In/Move-Out Or Other General Deliveries.	\$500	Effective 09/01/2024
Construction Deposit (Unit Construction Projects)	\$1,500	Effective 09/01/2024
Construction Fee (Unit Construction) For Project Completion Schedules Over 12 Weeks.	\$1,500	Effective 09/01/2024
Water Shutoff Fee. Only applies to domestic water riser shutoff requests if the owner chooses not to utilize the shutoff valves inside the unit.	\$200 / Request	Effective 09/01/2024

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