



# Tower Talk

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

Volume 22 Issue 12

July 2024

## PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd  
Aventura, FL 33160

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### PLAZA DEL PRADO STAFF

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**Admin Asst.** ..... Facundo Efimenco  
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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  
*manager@plazadelprado.net*



## Message from the Board President

Dear residents

### "PARDON OUR PROGRESS MODERNIZATION IN ACTION"

The transition to KW is underway. We are pleased with the progress. Please keep in mind that there are always "hiccups"; however, we are working diligently to minimize the impact on our residents.

**Monthly Payments.** Starting in September 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 don't pay at that point, the account will go to the lawyers. Try to avoid additional fees. We are working on a reduced operating budget. Please be mindful and pay on time.

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

**Free Money from Miami-Dade County.** Miami-Dade County is offering an incentive to mitigate damage due to hurricanes. The County will provide funds up to \$175,000. Certain conditions apply:

- The building must match the funds assigned by the County to the building.
- 100% of the residents must agree to accept the funds.

It is a long shot because it will take some time to get 622 votes; however, it is worth pursuing the opportunity. If awarded, we could use the funds to install impact windows at the Rotunda and in all the glass-door entrances.

**BBQs.** We purchased two new BBQ units; the two units we purchased last year were destroyed. We are devising a method to detect residents who do not take care of our assets.

**Laundry Rooms.** Please do not push the washing/drying machines against the wall. You are breaking the exhaust pipe. Our laundries are small from the design, not much we can do about it. Don't increase our maintenance by breaking the pipes. Please maintain the laundry door closed.

**Pool Deck.** To ensure a pleasant experience for everyone on the pool deck, we have a suggestion:

We are fortunate to have two pools in our community. For families with children who enjoy playful activities, we recommend using the north pool near the

*Continued on page 2*

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

cafeteria. This will help keep the south pool as a quiet area for residents who prefer a more serene environment.

We kindly ask parents to remind their children to follow the pool rules. While we love seeing everyone have fun, sometimes the excitement can get a bit loud. Your cooperation will help maintain an enjoyable atmosphere for all residents.

Thank you for your understanding and cooperation.

**PROJECTS UPDATE.**

**West Garage:** The cement pour was rescheduled for July 24, 2024. The crane required to install the South Tower cooling tower is on premises we need space to make a pathway throughout the construction zone to allow vehicles to circulate.

**Cooling Towers:** We started the replacement of the cooling tower unit on the south building on July 15. We will not have hot water for two days and no A/C July 19, 2024. There were several crews working on the roof until late night hours. For your convenience, management bought several A/C portable units for the communal areas. Later, those units will help to cool the elevator rooms. In the past, we had issues with the elevators because of the heat in those rooms.

**Hot water.** The process of eliminating broken useless valves, replacing those necessary ones, eliminating redundant PR valves, and replacing the broken ones has finished in the north tower. We will start in the south building as we finish the installation of the cooling towers. Apologies for the necessary shutdowns. The cost of this plumbing job was huge but necessary. We all deserve to have hot water as we open the faucet.

**Air Conditioning.** Even with the new A/C units, we are having issues in some towers. The manufacturer is investigating the issues. Besides that, we have air leaks because of the lobby doors that do not close properly. We are already addressing the doors. Some doors will be fixed while other doors must be replaced. Lastly, the A/C shaft is not hermetic; the shaft will be addressed in the future.

**Forty-Year Certification.** The permits for electrical, sea wall, and structure of the building are being delayed because of new procedures determined by Aventura City. Three months after we started, the City of Aventura defined new procedures that must be followed. Our project managers and permit expeditors are on it.

**Engineered Life Safety System (ELSS).** This project has already been sent to bid. It came to our attention that some residents might have blocked the second access door to the unit. According to the Fire Department, that door must be accessible for emergency cases. If you have altered your unit, blocking that door, please go to the management office to fix the situation ASAP. If you don't, you will be subject to fines from the City of Aventura and from the Miami-Dade Fire Rescue Department. Also, the building will not pass the ELSS inspection.

**Security Surveillance System.** We are developing the deployment schedule for a comprehensive surveillance camera system. We have already budgeted and approved the installation of additional surveillance cameras around the building. The new system makes it much easier to detect infractions. For instance, due to the embedded artificial intelligence, the system can support a command such as "look for a red car" within the recordings. Thank you so much Dan Spevack for all the time you dedicated to this project.

**Crosswalks.** To all those residents who live in a unit leading to a crosswalk... please remember that you may not block the doors with furniture. You are creating a fire hazard, and the city will fine the building and the building will fine you.

**Amazon lockers.** We are still waiting for them to authorize the lockers in the 8 proposed locations (1 for each tower).

**Vehicle Entrance Arm.** The arm that allows resident's cars to come into the property broke. We replaced the operator with a new one and we also got a decent arm that turns green when you can come in, or red if you can't. Please be mindful when accessing the building and don't break the new arm.

**Trash rooms.** As part of the structural work, during the months of May and June 2024, we hired a company to fix the trash rooms. They closed all the wall holes and plastered and painted accordingly. The company installed new doors as the other ones were infested with cockroaches.

**Trash chutes.** The trash chutes have an interior metal enclosure. Unfortunately, some of our residents throw beds, huge carpets, metals, and cardboard through them. Of course, the enclosure breaks and accumulates garbage in the crevasses. That garbage is food for cockroaches. Please note that we have already spent approximately \$15,000 repairing the trash chutes.

Bettina Allende

## **MENSAJE DEL PRESIDENTE**

*Estimados residentes,*

**Recordatorio:** a partir de septiembre, nuestra política de cobranzas será más estricta. Si debe dinero de mantenimiento o cualquiera de las dos cuotas especiales, su cuenta se enviará a KWPMC, quien cobrará \$150 para administrar su morosidad. Estamos trabajando con un presupuesto operativo reducido. Por favor, téngalo en cuenta y pague a tiempo.

### **Instagram**

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

### **Dinero gratis del condado**

Miami Dade ofrece un incentivo para mitigar los daños causados por los huracanes. Ofrecen hasta \$175,000 para proyectos relacionados con este tema. Las condiciones principales para aplicar son:

- El edificio tiene que contribuir con la misma cantidad de dinero que nos están dando.
- El 100% de los residentes tienen que aprobar recibir el dinero.

Es una posibilidad remota porque llevará algún tiempo obtener 622 votos, pero vale la pena intentarlo. Estamos planeando usarlo para colocar puertas y ventanas de impacto para la Rotonda y todas nuestras entradas.

### **Barbacoas**

Tuvimos que comprar 2 barbacoas nuevas porque las que compramos el año pasado estaban destruidas. Estamos ideando un método para detectar residentes que no cuidan nuestros bienes.

### **Cuartos de lavado**

No empujes las lavadoras/secadoras contra la pared. Estás rompiendo el tubo de escape. Nuestras salas de lavado son pequeñas por su diseño, no podemos hacer mucho al respecto. Por favor no nos hagas gastar dinero rompiendo las tuberías.

### **Uso de piscinas**

Para que todos nuestros residentes tengan una experiencia agradable en la piscina, tenemos una sugerencia. Somos afortunados de tener 2 piscinas en nuestra comunidad. Para familias con niños que disfrutaran de juegos, recomendamos usar la piscina del norte, cerca de la cafetería. Esto

generara que la piscina del sur, sea un área tranquila para residentes que prefieren un ambiente más sereno.

Les solicitamos por favor a los padres, que les recuerden a sus hijos las reglas de la piscina. Nos encanta que todos se diviertan, pero a veces la alegría y la excitación, se torna excesiva y molesta a otros residentes. Su cooperación ayuda a que todos disfrutemos de una atmosfera agradable.

Muchas gracias por su cooperación.

## **ACTUALIZACIÓN DE LOS PROYECTOS**

### **West Garaje**

El vertido de cemento se retrasó hasta el 24 de julio. La grúa para la torre de enfriamiento del sur se esperaba para el día 15, lo cual anulo todo el estacionamiento del sur. No teníamos espacio para otra grúa más.

### **Torres de Enfriamiento**

El lunes 15 iniciamos el reemplazo de la unidad de la torre de enfriamiento del edificio sur. No hubo agua caliente por 2 días y tampoco aire acondicionado hasta el viernes 19. Varias cuadrillas trabajaron en el proyecto hasta altas horas de la noche.

Para su comodidad la gerencia compró varias unidades portátiles de aire acondicionado para las áreas comunes. Posteriormente, esas unidades ayudarán a enfriar las salas de los ascensores. En el pasado tuvimos problemas con los mismos por el calor en la sala de máquinas.

### **Agua caliente**

Ha finalizado el proceso de eliminación de válvulas rotas inservibles, sustitución de las necesarias, eliminación de válvulas PR redundantes y sustitución de las rotas en la torre norte. Se realizará el mismo trabajo en el edificio sur ni bien termine la instalación de las torres de enfriamiento. Lamentamos los cortes de agua que son necesarios para el cambio de las válvulas.

El costo de este trabajo de plomería fue enorme pero necesario. Todos merecemos tener agua caliente al abrir el grifo.

### **Aire acondicionado**

A pesar de tener nuevos equipos de aire acondicionado, estamos teniendo problemas en algunas torres. El fabricante está investigando los problemas.

Pasa a la página 4

**Presidente** (viene de la pagina 3)

Además de eso, tenemos fugas de aire debido a las puertas del vestíbulo que no cierran y también al conducto de aire acondicionado que no es hermético. Ya estamos abordando las puertas. Algunas de ellas se arreglarán y otras habrá que cambiarlas.

El problema con el conducto de AC se abordará en el futuro.

**Certificación de 40 años**

Los permisos eléctricos, del sea wall y la estructura del edificio se están retrasando debido a nuevos procedimientos determinados por la ciudad de Aventura. Después de 3 meses de empezar, definieron nuevos procedimientos que se deben seguir. Nuestros gerentes de proyecto y expedidores de permisos están trabajando en ello.

**ELSS**

Este proyecto ya ha sido enviado a licitación.

Detectamos que algunos residentes han bloqueado la segunda puerta de acceso a la unidad. Según el Departamento de Bomberos, esa puerta debe ser accesible para casos de emergencia. Si Ud. modificó su unidad y bloqueó esa puerta, por favor, concurra a la oficina de administración a efectos de solucionar la situación lo antes posible. Si no lo hace, estará sujeto a multas de la ciudad, del MDFR y, además, el edificio no pasará la inspección ELSS.

**Cámaras de seguridad**

Aún no tenemos fecha de inicio, pero ya hemos aprobado el presupuesto para instalar más cámaras alrededor del edificio. El nuevo sistema hace que sea mucho más fácil detectar infracciones. Por ejemplo, puedes decir "busca un auto rojo". Muchas gracias Dan Spevack por todo el tiempo que dedicaste a este proyecto.

**Crosswalks**

A todos aquellos residentes que viven en una unidad que conduce a un crosswalk. Recordatorio amistoso: no puedes bloquear las puertas con muebles. Estás creando un peligro de incendio, la ciudad multará al edificio y el edificio te multará a ti.

**Lockers de Amazon**

Estamos aguardando que nos autoricen la ubicación en las 8 torres.

**Barrera de entrada**

La barrera que permite el ingreso de los autos de los residentes a la propiedad se rompió. Reemplazamos al

motor por uno nuevo y también compramos una barrera de mejor calidad que se vuelve verde cuando puedes entrar o rojo si no puedes. Por favor tenga precaución y no rompa esta nueva barrera.

**Cuartos de basura**

Como parte de los trabajos estructurales, durante los meses de mayo y junio contratamos una empresa para arreglar los cuartos de basura. Cerraron todos los huecos que teníamos en las paredes, enyesaron y pintaron. Instalaron puertas nuevas porque las demás estaban infestadas de cucarachas.

La empresa también colocó estuco, en cada piso, alrededor de las puertas de los vertederos de basura.

**Vertederos de basura**

Los vertederos de basura tienen un cerramiento metálico interior. Desafortunadamente, algunos de nuestros residentes arrojan **camas, alfombras enormes, metales** y cartones a través de ellos. De esa forma, el recinto se rompe y se acumula basura en las grietas. Esa basura alimenta la aparición de cucarachas. No sólo eso, sino que ya hemos gastado aprox. \$15,000 reparando los vertederos de basura.

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## Del Prado Social Committee Events – 2024

**September 14th & 15th  
Sat & Sun**

Garage Sale and Special area for Jewelry and Handmade art from Jewelry items.

**September 25<sup>th</sup>, Wed:**  
Bingo

**October 23<sup>rd</sup>, Wed:**  
Bingo

**October 26<sup>th</sup> Sat:**  
Halloween Party for kids. A Parent or Guardian must accompany.

**November 20<sup>th</sup>, Wed:**  
Bingo

**December 8<sup>th</sup>, Sunday:**  
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## Did You Know?: *Blueberry Trivia*

- Early American colonists tinted their paint grey by boiling blueberries in milk to extract the pigment.
- Blueberries have been commercially cultivated only since the early 20th century, when the USDA helped develop new improved varieties.
- After the strawberry, the blueberry is the second most popular berry in the U.S.
- Over 200 million pounds of blueberries are grown commercially each year.
- The blueberry is the official berry of Nova Scotia.
- North America produces about 90 percent of the world's blueberries.
- About 25 percent of all the blueberries produced in North America are grown in Maine. Maine is also the largest producer of wild blueberries in the world.
- Ninety-nine percent of Maine's wild blueberry crop is frozen.
- The pigment in blueberries produces antioxidants that neutralize free radicals.
- Blueberries, concord grapes, and cranberries are the three native North American berries.



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