



Tower Talk

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

Volume 23 Issue 2

September 2024

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

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

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Rotunda ...*rotunda@plazadelprado.net*
Maintenance *maintenance@plazadelprado.net*
Security...*security@plazadelprado.net*

OFFICE HOURS

Monday..... 8:00am - 4:00pm
Tues-Thurs 9:00am - 3:00pm
Friday 9:00am - 5:00pm
After Hours Call: 305-931-3544

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. KW is focusing on the Association's financials to ensure that every expense is correctly accounted for. We are still correcting issues in the ledgers and *Click & Pay*. Please check your account by accessing the community's web site of the community's 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, and password or you don't know how to set up *Click&Pay*, please contact Nicole at assistantmanager@plazadelprado.net. It's important to have access to the portal. You can check your balance, reserve the BBQ, the elevator, water shutdowns. Also you can see the building's lobby design in the section "Documents."

Also make sure *Click & Pay* has the correct settings so every month you are paying the due amount. Avoid late fees.

Collections. Be aware that we will start charging late fees starting in October 2024. To avoid late fees, maintain your account current and with a zero balance.

PROJECT UPDATES

- **Master Permit 40-Year Certification:** #14-02504
- **West Garage – National Concrete Preservation:** BCOM2004-0015
- **West Garage Lower Deck Electrical and Upper Deck Lighting:** LS Curtis #ELEC SA 2110-0001
- **North Tower and South Tower 40-Year Electrical:** WDM 2408-0058
- **North Tower and South Tower Façade Restoration:** South Coast BCOM2402-0002

Forty-Year Certification. Please find below our permit numbers.

West Garage. In a few days, many residents will be able to park by themselves at the garage ground level. We will be sending notifications. The upper deck is still being worked on. Light poles are installed; all the electrical work is expected to be completed by the end of September. Our goal is to complete the work by the end of the year. **We sent a survey asking our residents about the need for a second parking spot.** We are also auditing storage lockers. **Please complete the full survey; otherwise, the survey will be discarded.**

Continued on page 2

President (cont. from page 1)

Façade Restoration. Mobilization is complete and work has started. The engineer is marking the areas where the vendor must open to check the concrete below. The work is being done by drops: when the work in one drop starts, the balconies and windows will be closed from the outside. You will not have access to the balconies. Please keep the doors and windows closed until the stages are out of your drop; otherwise, we might be fined by the city. Once the drop is fixed and painted, the company moves on to the next drop. Be patient and expect noise, dust, and vibration. We will probably have to close the north pool because of the dust that will be generated by the work on the north tower. But we will try to always keep one pool open.

Cooling Towers. The cooling towers are fully operational, however, there are still details to finish to get the final permit.

Hot Water Distribution. The North tower is fully functional. There are a few issues that the unit owner must address with Total Appliance. The work in the South Tower started on September 16.

Air Conditioning. The A/C units are fully operational; however, we encounter distribution issues that are under investigation. We will keep you updated on the progress.

Forty-Year Electrical. The project is expected to start by October 2024. There will be a town hall to make sure all residents understand the scope of the project. We believe that the project will require two visits per unit: the first visit will cover the installation of the GFI outlets and the smoke alarms; the second visit will address the relocation of the electrical panel, if applicable. Appointments to visit the unit will be made two weeks in advance.

Seawall. We cannot get the permit until we solve several violations in the marina.

Engineered Life Safety System (ELSS). Envelopes with bids will be open the first week of October. Due to the activities involved in securing the permits with the city, we don't expect to start before April 2025. However, to prepare for the project, we will start removing the popcorn from the hallways' and lobbies' ceilings.

Rotunda. The architect is completing the plans for the interior and exterior of the Rotunda.

Amazon Locker System. The electric work is complete; the data port installation is underway. We expect that the lockers will be installed by October... just in time for the holiday season! Make sure the office has your updated contact information; otherwise, you will not be able to receive packages when the new system is in place. Large packages will be received in the Rotunda, extra large packages will not be accepted.

Crosswalks. All doors will be replaced; the project will start in October.

Security Cameras. The required conduits and pipes are ready. We are still waiting for a delivery date for the cameras and related equipment.

Our manager has noticed that residents don't use Total Appliances as much as they could. That's why we are including the services covered this year. Please check it below.

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!
Bettina Allende

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MENSAJE DEL PRESIDENTE

Estimados residentes:

La transición a KW ha finalizado. KW está enfocado en las finanzas de la Asociación para garantizar que todos los gastos se contabilicen correctamente. Todavía estamos corrigiendo problemas en los libros de contabilidad y en Click & Pay. Verifique su cuenta accediendo al sitio web de la comunidad o a la aplicación de la comunidad.

- **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 y contraseña o no sabe cómo configurar Click&Pay, comuníquese con Nicole a través de assistantmanager@plazadelprado.net. Es importante tener acceso al portal. Podrás consultar tu saldo, reservar el BBQ, el ascensor, cortes de agua. También puedes ver el diseño del vestíbulo del edificio en el apartado "Documentos".

También asegúrese de que Click & Pay tenga la configuración correcta para que cada mes pague el monto adeudado. Evite cargos por pagos atrasados.

Cobranzas. Tenga en cuenta que comenzaremos a cobrar cargos por pagos atrasados a partir de octubre de 2024. Para evitar cargos, mantenga su cuenta actualizada y con saldo cero.

ACTUALIZACION DE PROYECTOS

Certificación de cuarenta años. Encuentre en la versión en inglés los números de permisos de cada proyecto

Garaje. En unos días, muchos residentes podrán estacionar por sí mismos en la planta baja del garaje. Estaremos enviando notificaciones. Aún se están trabajando en la cubierta superior. Se instalaron postes de luz; Se espera que todo el trabajo eléctrico esté terminado a finales de septiembre. Nuestro objetivo es completar el trabajo antes de fin de año. Enviamos una encuesta preguntando a nuestros residentes sobre la necesidad de un segundo puesto de estacionamiento. También estamos auditando los casilleros de almacenamiento. Complete la encuesta completa; de lo contrario, la encuesta será descartada.

Restauración de fachada. La movilización ha terminado y los trabajos han comenzado. El ingeniero

está marcando las áreas donde el vendedor debe abrir para revisar el concreto debajo. Los trabajos se están realizando por gotas: cuando comiencen los trabajos en una gota, los balcones y ventanas se cerrarán desde el exterior. No tendrás acceso a los balcones. Mantenga las puertas y ventanas cerradas hasta que las silleas sean retiradas de la línea; de lo contrario, la ciudad podría multarnos. Una vez que la línea este arreglada y pintada, la empresa pasa a la siguiente. Sea paciente vamos a tener ruido, polvo y vibraciones.

Probablemente tendremos que cerrar la piscina norte por el polvo que se generará por las obras de la torre norte. Pero intentaremos mantener siempre una piscina abierta.

Torres de enfriamiento. Las torres de enfriamiento se encuentran en pleno funcionamiento, sin embargo, aún faltan detalles por ultimar para obtener el permiso final.

Distribución de Agua Caliente. El trabajo en la torre norte esta terminado. Hay algunos problemas que el propietario de la unidad debe abordar con Total Appliance. Las obras de la Torre Sur comenzaron el 16 de septiembre.

Aire acondicionado. Las unidades de aire acondicionado están en pleno funcionamiento; sin embargo, encontramos problemas de distribución que están bajo investigación. Lo mantendremos informado sobre el progreso.

Eléctrico 40 años. Se espera que el proyecto comience en octubre de 2024. Realizaremos una reunión para los residentes con el fin de que todos comprendan el alcance del proyecto. Creemos que se requerirán dos visitas por unidad: la primera visita cubrirá la instalación de los tomacorrientes GFI y las alarmas de humo; en la segunda visita se abordará la reubicación del panel eléctrico, si corresponde. Las citas para visitar la unidad se harán con dos semanas de anticipación.

Rompeolas. No podremos conseguir el permiso hasta que solucionemos varias infracciones en el puerto deportivo.

ELSS. Los sobres con ofertas se abrirán la primera semana de octubre. Debido a las actividades involucradas

Presidente (viene de la pagina 3)

para obtener los permisos con la ciudad, no esperamos comenzar antes de abril de 2025. Sin embargo, para prepararnos para el proyecto, comenzaremos a quitar el popcorn de los techos de los pasillos y vestíbulos.

Rotunda. El arquitecto está completando los planos del interior y exterior de la Rotunda.

Sistema de casilleros de Amazon. El trabajo eléctrico está completo; La instalación del puerto de datos está en marcha. Esperamos que los casilleros estén instalados en octubre... ¡justo a tiempo para la temporada navideña! Asegúrese de que la oficina tenga su información de contacto actualizada; de lo contrario, no podrá recibir paquetes cuando el nuevo sistema esté implementado. Los paquetes grandes se recibirán en la Rotonda, no se aceptarán paquetes extragrandes.

Crosswalks Se reemplazarán todas las puertas; El proyecto comenzará en octubre.

Cámaras de seguridad. Los conductos y tuberías

necesarios están listos. Todavía estamos esperando una fecha de entrega para las cámaras y el equipo relacionado.

Nuestro gerente ha notado que los residentes no usan Total Appliance tanto como podrían.

Es por eso que incluimos los servicios cubiertos por la empresa en el contrato de este año. Por favor lea la lista más abajo.

Voluntarios. Su junta directiva está 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 archivados, (2) Servicios y mejoras, (3) Presupuesto y supervisión, y (4) Normas y reglamentos: seguimiento y aplicación.

¡Gracias!
Bettina Allende

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Air Conditioning:

1. Air Conditioning
2. Compressors
3. Thermostat & Humidistat
4. Heating System
5. Preventative Maintenance (1 time per year on Air Conditioning System) *to be scheduled by each resident

AIR CONDITIONING AND HEATING

The contractor agrees to make all repairs, adjustments, and replacement of all mechanical and electrical parts in the air conditioner which includes fan motors, capacitors, relays, refrigerant gas, thermostat, and humidistat. This agreement also includes compressors, blower assemblies, condensate water leaks and all other functional accessories. This agreement does not include air filters, or replacement of a system when condemned.

Note: coil cleanings, when deemed necessary by Total, will be discounted from the standard rate of \$550.00 to \$450.00 for all Del Prado Residents.

Total Appliance will provide all parts and labor to repair or replace the following(Exclusions Apply):

- Fan Motor
- Blower Wheel
- EFM Capacitor
- Float Switch
- Contactor
- Transformer
- Fan Relay
- Compressor Capacitor & Hard-Start Capacitor if applicable
- High-Pressure Switch
- Low-Pressure Switch
- Compressor
- Reversing Valve
- Refrigerant(Freon)
- Thermostat & Humidistat



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Plumbing:

1. Jacuzzi Pump Motor Only
2. Garbage Disposal (incl. replacement)
3. Standard Plumbing
4. Extended Plumbing
5. Bidet Repair

STANDARD PLUMBING AND ELECTRICAL

Standard Plumbing repairs include: (1) All water leaks from exposed plumbing in apartment or home repaired; (2) All local stoppages in traps, drains and toilets cleared up to 6 feet from fixture within apartment or home; (3) All faucet washers replaced and angle stops replaced as necessary; (4) Ballcocks and all other toilet tank parts replaced as necessary, except in one piece toilets.

EXTENDED PLUMBING & ELECTRICAL

Extended Plumbing repairs include: (1) Those items listed in Standard Plumbing repairs; (2) Water leaks of potable water lines in walls up to one inch in size repaired; (3) Repairs to all piping up to one inch in size in private homes; (4) All labor repairs to plumbing in apartment or house, except shower pans and or leaks in concrete slabs; (5) All labor to replace kitchen and bathroom faucets or sinks purchased from Total in the event Total determines that replacement is necessary, except one-piece vanity tops and tub and shower valves, which Total shall not be required to replace; (6) Removal of toilet bowl for wax seal replacement when necessary; (7) Faucet repair kits and faucet cartridges replaced where reasonably available from original manufacturers or after market sources, excluding ceramic parts.

Total Appliance will provide all parts and labor to repair or replace the following(Exclusions Apply):

- 6 FT Snake-Outs (Normal Use)
- Faucet Washers
- Angle Stops
- Ballcocks
- Flush-Valves
- Faucet & Toilet Supply Lines
- Toilet Tank Parts
- Faucet Repair Kits
- Faucet Cartridges
- Removal & Re-installation of toilet for wax seal replacement
- Wax-seals
- Repairs to potable water leaks up to one inch in size
- All labor for plumbing repairs (Excluding shower pans and leaks in slab)
- Labor to replace any faucet or fixture condemned by Total(Excludes 1-piece vanity tops and shower valves)
- Garbage Disposal Replacement

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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