



Tower Talk

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

Volume 23 Issue 3

October 2024

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

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Office..... 305-931-5643

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Front Desk..... 305-931-3544

Maintenance 305-931-3544

Security Rover..... 786-852-3551

Del Prado Market.... 305-974-0058

Front Gate 954-914-1678

Beauty Salon & Spa... 305-931-3415

DEL PRADO STAFF / EMAILS

Management (mangaer, asst. manager, admin asst, front desk)

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manager@plazadelprado.net

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assistantmanager@plazadelprado.net

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admin@plazadelprado.net

Front Desk.. *admin@plazadelprado.net*

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,

Our new website is live! You may visit www.Plazadelprado.net and use your existing user ID and password. If you don't have one, please contact Nicole at assistantmanager@plazadelprado.net.

Where is my assessment money going?

In 2017 and 2023, the community voted to fund major projects through special assessments, and our annual budget also includes various improvement initiatives. To help everyone stay informed, we've created a project tracker (below) that will be updated monthly and published in Tower Talk. This tracker provides a high-level overview of the primary projects, both planned and ongoing, along with their status and estimated completion dates. Please note that each listed project encompasses multiple subprojects that aren't individually detailed. The goal of this tracker is to keep the community updated on overall progress and timelines of the overarching project initiatives.

40-Year Certification and Improvement Projects updates

Planning for the Lobbies and Rotunda renovations is finally under way!!! The projects are expected to kick off with contract bid packages in Q1 of 2025.

West Garage

- The lower level of the garage is nearing completion, with only plumbing, electrical, painting, and paving remaining.
- Work on the upper deck, including curbs, planters, ramps, and waterproofing, will follow.
- A survey was sent out to residents regarding the need for additional parking spaces. Please complete the survey to help us understand your needs.

Other Updates

- The cooling towers and new A/C units are operational, with some minor adjustments underway.
- Hot water distribution work in the South Tower will restart on October 14th after a pause for Jewish holidays.
- The 40-Year Electrical project is starting on October 14th. Residents will be notified individually about the work schedule in their units.
- The installation of security cameras is complete. The new system has advanced AI tools that will greatly reduce staff time needed to review video footage. Thanks Dan for the hours you dedicated to this project.
- We anticipate the Amazon Locker System will be installed in time for the holiday season.

Continued on page 2

President (cont. from page 1)

- The seawall project is currently on hold due to unresolved marina violations. We are working with slip owners to clear the violations so the permitting process can proceed.

Important Reminders:

40-Year Electrical Project: Residents must be present in their units or provide a key to allow access for the electrical work. Failure to do so will result in a rescheduling fee assessed to the unit owner.

Façade Restoration: Please keep your windows and balcony doors closed during the façade work to prevent dust and debris from entering your unit as well as prevent injuries and damage to the units. Fines will be assessed for noncompliance with this safety requirement.

Amazon Locker System: Please update your contact information with the office to ensure you can receive packages with the new system.

Parking Survey: If you received a survey about parking needs, please complete it.

UPCOMING EVENTS

Town Hall Meeting: A Town Hall meeting will be held on October 17th to discuss the 40-Year Certification projects.

Halloween Party: Our annual Halloween party will be on October 26th at 1 PM in the Adult Room. Children ages 4-10 are welcome with their parents. Please RSVP and come in costume!

Bingo Night: Next Bingo is scheduled for October 23rd.

Next Tower Talk: Our next Tower Talk will focus on financial matters. Thank you for your cooperation and patience as we work to improve our community.



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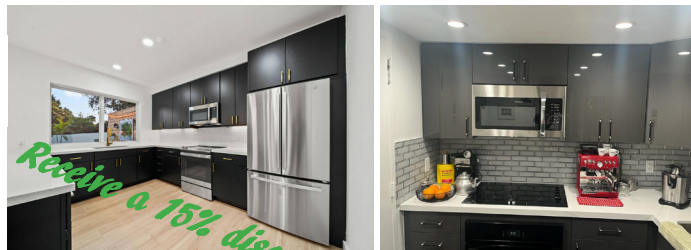
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PLAZA DEL PRADO PROJECT TRACKER

Category	Project	Funding Source	Status	Projected End Date	Notes
40 Year Certification	Air Conditioning	SA 2023	Complete	2024 - Q1	Duct work is currently being reviewed to correct air distribution 09/23/24
40 Year Certification	Boilers	SA 2023	Final Stages	2024 - Q4	Permit closing is in progress. Expected to close by 1st week of October 2024
40 Year Certification	Cooling Towers	SA 2023	Final Stages	2024 - Q4	Permit closing is in progress. Expected to close by 1st week of October 2024
40 Year Certification	West Parking Garage	SA 2017-2023	In Progress	2025 - Q1	Concrete work to be completed by Dec. 2024
40 Year Certification	Cross Walk Door Replacement	SA 2023	Started	2025 - Q1	Bid approved
40 Year Certification	Rotunda Renovation	SA 2017-2023	Planning	2025 - Q3	Architectural Review
40 Year Certification	Doors	SA 2023	Started	2025 - Q4	Analyzing materials and vendors
40 Year Certification	Lobbies Renovation	SA2017-2023	Planning	2026 - Q1	Reviewing architectural - dependent on ELSS
40 Year Certification	ELSS	SA2017-2023	Started	2026 - Q1	Interviews with vendors
40 Year Certification	Building Concrete Restoration	SA 2023	In Progress	2026 - Q3	S4 & N3 in progress
40 Year Certification	Seawall	SA 2017	Behind Schedule	2026 - Q4	Need to clear violations
40 Year Certification	Electrical	SA 2023	Started	2026 - Q4	Work in progress
40 Year Certification	Parking Lot Resurfacing	SA 2023	Planning	2025 - Q1	Asking for bids
Building Administration	New Management	Operating	Complete	2024 - Q3	
Building Administration	Building Preventative Maintenance Program	Operating	Planning	2025 - Q2	Need to complete transition
Building Administration	Building Inventory Management	Operating	Started	2025 - Q3	After Preventative maintenance
Building Improvements	Building Website & Self Services	Operating	Complete	2024 - Q3	Management approval - Completed Sep 23 2024
Building Improvements	New Generator - North Bldg	SA 2017	Complete	2024-Q1	Permit closing is in progress. Expected to close by 1st week of October 2024
Building Improvements	Hot Water Circulation - North Building	SA 2023	Complete	2024 - Q3	Tweaking a few riser lines for optimization
Building Improvements	Package Lockers	SA2017 (in lieu or Rotunda Expansion)	Started	2024 - Q4	Contract signed - waiting on instal date from vendor -
Building Improvements	Entrance Sign	Operating/ Insurance	In progress	2025 - Q1	Waiting for permits
Building Improvements	Cameras	SA 2017	Complete	2024 - Q4	
Building Improvements	Hot Water Circulation - South Building	SA 2023	Started	2024 - Q4	Work in progress
Building Improvements	Bike Rooms	Operating	Complete	2024 - Q3	Rooms are being cleared when Maintenance staff has openings - Rooms have been cleared and parked bicycles are duly re-registered.
Building Improvements	Roach Infestation contrtol	Operating	In progress	2024 - Q3	Mandatory unit pest control under way - Ongoing service will continue to eradicate from units and ensure roach free condition.
Building Administration	2017 SA Reconciliation	Operating	Planning	2025 - Q2	Will start after 2025 Budget process
Building Improvements	Marina Administration Reorganization	Operating	Planning	2025 - Q2	Lawyer is analyzing options
Building Improvements	Water Usage Review	Operating	In progress	2025 - Q1	Work in progress

IMPORTANT REMINDERS

PARKING:

All vehicles parked in assigned parking spaces must display a management-issued decal sticker. Vehicles without proper decal sticker display are considered in violation of the parking rules. The decal sticker is not the same as the PROPASS Transponder that opens the resident lane gates.

All vehicles parked elsewhere in designated parking areas must display a valid contractor or guest parking permit. Vehicles without a valid permit will be stickered and subject to towing.

The yellow-striped or ramp access spaces are not for parking. They must never be blocked, and vehicles left in them will be towed.

* Plaza Del Prado is changing the current parking permits with new ones. All registered vehicles must replace their old parking permit with the new ones. You must bring your vehicle registration and insurance information to the Management office to get the new parking decal. All vehicles must have the New Parking Decals displayed by Nov 30th, 2024. If you are traveling or an offsite owner, but have your car parked in your parking space, you may update your parking permit when you are back next.

PACKAGES:

Package deliveries to the condominium must not exceed \$50 lbs. in weight or more than 280 cu ft (approx. 36" x 36" x 36" / 166) in dimensional size. For larger packages, please track your package and be home to receive them directly to your unit or be in the Rotunda office to receive it from the delivery person.

Rotunda office will not receive oversized or overweight packages to store for later pickup.

The Rotunda office is a front desk and process regular package and envelope type deliveries for the convenience of the residents. It is not a warehouse operation or a storage facility with logistical means to manage large or voluminous packages. The condo association is also not a business support partner to any resident's personal business needs to receive and manage package deliveries. When ordering large items, please track your package and arrange with the delivery person to have the item transported

to your unit or be at the Rotunda office at the time to take the delivery of your item.

A M A Z O N LOCKERS: Exciting News! The Association is working with Amazon Hub to install package lockers at each of the eight towers at the Garage Landing level. All major services like FedEx, UPS, DHL, Lasership, including USPS will be able to deliver most packages directly to the lockers, without having to come up to the Rotunda office. These locker systems will have pre-programmed resident information, which will be updated periodically. As soon as the package is deposited in the locker, the recipient of the package will be notified automatically with a code to open the locker and clear your package. Packages that do not fit in the lockers but meet the allowed size/weight requirement as stated above, will go through the current process of receiving and delivery.

AC & PLUMBING MAINTENANCE.

Owners and Tenants are responsible to ensuring regular maintenance of the unit's ac system.

AIR CONDITIONER: The AC filter should ideally be changed every month and must be replaced at least once in

Continued on page 5



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Reminders (cont. from page 4)

two months. This ensures the life and efficient performance of your unit and mitigates leak issues. Over time, the drain pan of the ac unit will cause a biofilm build-up (AKA zooglea) in the drain line, and the clogging will cause leak/flooding from overflowing the drain pan. The leaks will cause damage to your flooring, walls, and the units below your unit. Unchecked leaks promote mildew and mold. Schedule periodic service calls with Total Appliance (the association’s contracted service provider) to perform this essential maintenance to keep this in check. If you provide them with the filters, they will replace them for you. Total Appliance can be reached at (305) 949.0325

You may also consider installing products like [iFLO® Smart Automated AC Drain Line Cleaning System](#).

PLUMBING LEAKS: All plumbing fixtures in a unit have a lifespan, and fatigued fixtures are potentially prone to breaking and causing flooding and leaks. Most common issues are apparent to spot. A leaky faucet, the toilet running water constantly or auto flushing at different intervals. Our water is an important resource, and it is prudent to be conservative to save this resource from waste. You can quickly address such small issues by calling the Association’s contractor, Total Appliance, to schedule a visit to fix these minor items for free. Call Total Appliance at (305) 949.0325

Report a leaking toilet to the management office and it will be promptly addressed.

TRASH DISPOSAL:

Household Trash & Trash Chute: Household trash (kitchen and common trash) must be securely bagged and disposed of in the trash chute. No loose items should be dropped in the trash chute. The trash chute is not meant to dispose of anything other than everyday trash from the bagged household. Any resident throwing anything else down the trash chute violates the condominium rules and causes chute clogging and damage.

Bulky Items Disposal: Leaving bulky disposals (large household items, furniture, appliances, construction debris.) outside your unit (anywhere on the condominium property)

violates the condominium rules. Residents are responsible for calling for junk removal companies to pick up the items from their units and take them off the property. All common areas are monitored through security cameras, and residents who commit such violations will be fined and charged for clearing the dumped mess. The association may escalate to an eviction action if the violators are tenants.

SECURITY CAMERAS:

We have just completed revamping the security camera system, and added more cameras on the property that will not only help in improving the security of our property, but also help the management to address frequently seen pet violations of bulky trash dumping in the landings. A stern action will be taken against residents/guests who commit such violations, and fines will be issued appropriately.

ORDERING ITEMS FOR DELIVERY & ELEVATOR RESERVATION:

The Security Gatehouse is strictly instructed not to let any delivery truck through if they don’t see a calendar reservation from the management office. When planning to purchase any items for delivery, please call the management office to make an elevator reservation. The reservation is placed on the management’s calendar, and security is notified. Elevator reservations ensure that the elevators are properly protected and allow the security rover or building staff to operate the elevator independently without having to force hold the elevator door. 75% of the time, the elevators malfunction because the door is held open manually, fighting

Continued on page 6

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Reminders (cont. from page 5)

the door motor mechanism. The Elevator Reservation process also allows proper planning and scheduling of allocating elevator use time for deliveries, moving, and contractors. All deliveries planned by the residents that are not communicated to the management for reservation before the delivery date will be refused at the gate. This will cause a huge inconvenience to you, and having the delivery re-scheduled may cost you extra.

BALCONIES & EXTERIOR APPEARANCE

No Attachments to Balcony Surfaces

Nothing should be attached to the balcony walls, floor, or ceiling. These are structural elements of the building that are waterproofed. Any breach, including drilling, nails, hooks, or anchoring, is considered a violation and damage to the common or limited common elements. Violators will not only be fined but also held financially responsible for repairs and restoration. Other than what is allowed by the Statutes and the condominium by-laws, and for specific occasions for a limited time, residents may not display any other type of flags or banners in or from their balconies or windows.

No Storage on Balconies

Balconies are not to be used as storage spaces. No items, including plants and furniture, should be placed on the balcony if they exceed the height of the railing. The balcony

floor is not designed to support heavy items such as large planter boxes or pots.

No Running Water on Balconies

The use of running water on balconies for washing, cleaning, or irrigation is not allowed. Planter pots should be placed on trays that can contain small amounts of water when watering plants.

Uniform Exterior Appearance

To maintain the uniform exterior appearance of the buildings, window dressings (blinds, shades, curtains, etc.) must be white or light shades of white when viewed from the outside. Any window tinting that alters the original clear glass appearance is prohibited.

PEST CONTROL SERVICE

The pest Control Service is a mandatory service for all units, and no resident may deny entry to the unit to deliver the service. Unless we ensure that all units in the buildings are clear of any pest nuisance such as roaches, we will not be able to accomplish eradication and future control. If you use external service for pest control service, you must provide evidence of treatment (a letter from licensed pest control company) to the management office. If you claim that your unit is clean, the technician must visit your unit to inspect and confirm the same and will not deliver any treatment if there is no need for it.

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