



Tower Talk

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

Volume 23 Issue 5

December 2024

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

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Monday..... 8:00am - 4:00pm
Tues-Thurs 9:00am - 3:00pm
Friday 9:00am - 5:00pm
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TOWER TALK LIAISON
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Message from the Board President

Dear Residents,

Budget:

Our annual meeting to approve the 2024 Budget will take place on December 20th. The budget has been carefully prepared by the management team and reviewed by the Budget Committee and Board members. It includes a 5.9% increase to account for inflation, with the largest increase being attributed to insurance. We are also proposing a 10% allocation to Capital Reserves. Given the current challenges faced by owners in paying the monthly maintenance fee, it is important to note that having reserves can facilitate the sale of units. This benefits everyone, as timely collection of funds is essential.

40-Year Certification:

The project is progressing well.

- **West Garage:** The lower level of the garage is nearly complete, with only painting and paving remaining. Work on the upper deck, which includes curbs, planters, ramps, and waterproofing, is set to follow, with completion expected around March 2025. A survey has been sent to residents regarding the need for additional parking spaces. Please ensure you complete the survey; incomplete surveys will not be considered.
- **Electrical Project:** The company is currently working on flipping the electrical panels in N4 and replacing outlets in N3.
- **Facade:** Painting will begin in areas where concrete repairs have been completed. Please note that certain drops will need to be moved before painting to prevent any damage.

ELSS Project: We have evaluated seven contractors and narrowed it down to three finalists. Since their pricing is very close, we will meet with them again to explore potential technical improvements. We anticipate the project will begin in May or June 2025.

Rotunda: Bids have been sent to three potential general contractors, and we now have preliminary cost estimates. Unfortunately, the project is expected to exceed our initial loan budget.

Hallways: A vendor has been selected to begin removing the popcorn ceiling. Due to the presence of asbestos, the company is licensed to carry out this work safely. The contract has been signed, and work will commence in

Continued on page 2

President *(cont. from page 1)*

January 2025. This will cause temporary inconvenience to owners—when work is being done on your hallway, you will not be able to enter or exit your unit for a full day. Residents will be notified in advance so you can make necessary arrangements.

Other Updates:

- **Hot Water Distribution:** Work in the South Tower is ongoing, with an expected completion date of January 2025. We realize the associated disruption and inconvenience of scheduled water shutdowns, but it is an inextricable part of the project.
- **Water Usage:** To continue saving water, we have installed sub-meters in the cooling towers. The sub-meter for irrigation is pending. These meters allow us to track water usage each time we empty the cooling towers during a shutdown, which we then submit to the city for a credit.
- **Doors:** As you may have noticed, the doors to the small balconies in the hallways are being removed. These doors are being taken to a warehouse, where they are stripped, repaired, and repainted. The hardware is being replaced, and new weatherstripping and handles (compliant with code) will be installed. This work will help with AC efficiency in the hallways and is also required by the Fire Department. Repairing these doors costs one-third of the price of installing new ones.
- **Residential Doors:** Beginning December 16th, we will begin replacing doors that were damaged by the Fire Department during the fire seven years ago.
- **Elevator Floors:** The white tiles in the elevators will be replaced with a grey vinyl material, which comes with a 10-year warranty. Work will start in January.
- **Asphalt:** The bidding process for the asphalt project is underway, and costs are higher than originally expected.
- **Amazon Locker System:** The installation is complete, and the lockers will be operational in the first week of January 2025.
- **Seawall Project:** The seawall project is temporarily on hold due to unresolved marina violations. We are working with slip owners to resolve these issues so that we can proceed with the permitting process.
- **Parking Lot Flooding:** Work to address flooding issues in the garage will begin the week of December 16th.

- **New Parking Decals:** Vehicles without the new parking decal will be issued a \$100 violation starting January 1st. Please ensure your vehicle is registered with the office.
- **Pet Registration Reminder:** All pets must be registered with the management office. Not registering your pet is a violation of the condo Rules & Regulations. Starting Jan 2025, all pets registered as of end date 12/31/2024 will pay an annual fee of \$50 per pet. Registrations done Jan 1, 2025 onwards will be at \$100/pet, then subsequently, \$50/pet each year. To register your pet, you must complete the registration form that can be requested from the management office, and provide the requested documents.
- **Property Monument Signage:** The foundation for the new monument sign will be constructed during the week of December 16th, with the monument itself following after inspection.
- **Landscaping:** We've revitalized the entrance with new plants along the street and flowers around the trees. The irrigation system was repaired after breaking again.
- **Hurricane Doors for Lobbies and Garage Level:** We have applied for a grant from the city to help fund new hurricane-proof doors. To receive these funds, 100% of residents must agree to participate. Although securing 622 votes will be a challenge, it is worth pursuing as it could fund impact windows for the Rotunda and all glass-door entrances.

Important Reminders:

- **Rentals:** We have reached the 30% cap for rentals, and a waiting list has been started. To be added to the list, you must be up-to-date with your payments.
- **40-Year Electrical Project:** Residents must be present in their units or provide a key to allow access for electrical work. Failure to comply will result in a rescheduling fee.
- **Facade Restoration:** Please keep windows and balcony doors closed during facade work to prevent dust and debris from entering your unit. Fines will be issued for noncompliance with this safety measure.
- **Miami-Dade County Grant:** Miami-Dade County is offering funds up to \$175,000 to mitigate hurricane

Continued on page 3

President (cont. from page 2)

damage. We are applying for this opportunity to enhance our building's resilience.

End-of-Year Party:

We had a wonderful time celebrating with our neighbors and look forward to more gatherings in the future. Thanks to our social committee members and a special shoutout to Mary Bastek for planning & organizing these events.

FROM MEMORY BANK:



HAPPY
Holidays

*Tis' The Season
To Be Jolly*

The Holiday spirit certainly has all of us here on the Del Prado staff feeling pretty happy and jolly. Here's hoping the spirit has caught you as well.

From all of us to all of you, have a very Happy Holiday season and a Happy New Year.

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MENSAJE DEL PRESIDENTE

Estimados residentes,

Presupuesto

Nuestra reunión anual para aprobar el Presupuesto 2024 se llevará a cabo el 20 de diciembre. El presupuesto ha sido cuidadosamente preparado por el equipo directivo y revisado por el Comité de Presupuesto y los miembros de la Junta. Incluye un aumento del 5,9% para tener en cuenta la inflación, atribuyéndose el mayor aumento a los seguros. También proponemos una asignación del 10% a Reservas de Capital. Dados los desafíos actuales que enfrentan los propietarios para pagar la tarifa de mantenimiento mensual, es importante señalar que tener reservas puede facilitar la venta de unidades. Esto beneficia a todos, ya que la recaudación oportuna de fondos es esencial.

Certificación de 40 años:

El proyecto avanza correctamente en tiempo y forma.

- **Garaje:** El nivel inferior del garaje está casi terminado, solo queda pintura y pavimentación. Seguirán los trabajos en la cubierta superior; que incluyen bordillos, jardineras, rampas e impermeabilización, y se espera que finalicen alrededor de marzo de 2025. Se ha enviado una encuesta a los residentes sobre la necesidad de plazas de aparcamiento adicionales. Asegúrese de completar la encuesta; No se considerarán encuestas incompletas.
- **Proyecto eléctrico:** ya se cambiaron todos los enchufes GFI en la torre N4 y se ha comenzado el N3. Al mismo tiempo se están relocalizando paneles en ambas torres en las unidades que sea necesario.
- **Fachada:** Se comenzará a pintar en las áreas donde se hayan completado las reparaciones de concreto. Tenga en cuenta que solo se comenzará a pintar después de mover las silletas lejos del área de pintura.

Proyecto ELSS:

Hemos evaluado a siete contratistas y lo hemos reducido a tres finalistas. Dado que sus precios son muy similares, nos reuniremos con ellos nuevamente para explorar cualidades técnicas. Anticipamos que el proyecto comenzará en mayo o junio de 2025.

Rotunda:

Se enviaron ofertas a tres posibles contratistas generales y ahora tenemos estimaciones de costos preliminares. Lamentablemente, se espera que el proyecto supere nuestro presupuesto de original.

Pasillos:

Se ha seleccionado un proveedor para comenzar a quitar el pop corn. Debido a la presencia de asbesto, la empresa tiene licencia para realizar este trabajo de forma segura. El contrato se firmó y el trabajo comenzará en enero de 2025. Esto causará inconvenientes temporales a los propietarios: cuando se estén realizando trabajos en su pasillo, no podrá entrar ni salir de su unidad durante un día completo. Se notificará a los residentes con anticipación para que puedan hacer los arreglos necesarios.

Otras actualizaciones:

- **Distribución de Agua Caliente:** Las obras en la Torre Sur están en curso, con fecha prevista de finalización para enero de 2025.
- **Uso de Agua:** Para seguir ahorrando agua, hemos instalado submedidores en las torres de enfriamiento. Queda pendiente el submedidor para riego. Estos medidores nos permiten realizar un seguimiento del uso de agua. Cada vez que vaciamos las torres de enfriamiento durante un cierre, podemos ver cuanta agua se gastó y le solicitamos a la ciudad el crédito

Pasa a la página 5

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Presidente (viene de la pagina 4)

correspondiente.

- **Puertas:** Como habrás notado, se están quitando las puertas de los pequeños balcones de los pasillos. Estas puertas se llevan a un almacén, donde se desmontan, se reparan y se vuelven a pintar. Se están reemplazando los herrajes y se instalarán burletes y manijas nuevos (que cumplen con el código). Este trabajo ayudará con la eficiencia del aire acondicionado en los pasillos y también lo exige el Departamento de Bomberos. Reparar estas puertas cuesta un tercio del precio de instalar otras nuevas.
- **Puertas residenciales:** a partir del 16 de diciembre, comenzaremos a reemplazar las puertas que fueron dañadas por el Departamento de Bomberos durante el incendio de hace siete años.
- **Pisos de Ascensores:** Las losas blancas de los ascensores serán reemplazadas por un material vinílico gris, el cual tiene una garantía de 10 años. Las obras comenzarán en enero.
- **Asfalto:** El proceso de licitación para el proyecto de asfalto está en marcha y los costos son mayores a los

esperados originalmente.

- **Amazon Locker System:** La instalación está completa y los casilleros estarán operativos en la primera semana de enero de 2025.
- **Proyecto de malecón:** el proyecto de malecón está temporalmente suspendido debido a violaciones no resueltas al puerto deportivo. Estamos trabajando con los propietarios de amarres para resolver estos problemas y poder continuar con el proceso de obtención de permisos.
- **Inundaciones en el estacionamiento:** El trabajo para abordar los problemas de inundaciones en el garaje comenzará la semana del 16 de diciembre.
- **Nuevas calcomanías de estacionamiento:** los vehículos sin la nueva calcomanía de estacionamiento recibirán una infracción de \$100 a partir del 1 de enero. Asegúrese de que su vehículo esté registrado en la oficina.
- **Señalización del monumento a la propiedad:** Los cimientos para el nuevo letrero del monumento se construirán durante la semana del 16 de diciembre, y

Pasa a la página 6

TWO CONVENIENT LOCATIONS



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Presidente (viene de la pagina 5)

el monumento en sí seguirá después de la inspección.

- **Declaración de registro de mascotas:** todas las mascotas deben estar registradas en la oficina de administración. No registrar a su mascota es una violación de las reglas y regulaciones del condominio. A partir de enero de 2025, todas las mascotas registradas a partir de la fecha de finalización del 31/13/2024 pagarán una tarifa anual de \$50 por mascota. Los registros realizados a partir del 1 de enero de 2025 tendrán un costo de \$100 por mascota y, posteriormente, \$50 por mascota cada año. Para registrar a su mascota, debe completar el formulario de registro que se puede solicitar en la oficina de administración y proporcionar los documentos solicitados.
- **Paisajismo:** Hemos revitalizado la entrada con nuevas plantas a lo largo de la calle y flores alrededor de los árboles. El sistema de riego fue reparado tras volver a romperse.
- **Puertas contra huracanes para vestíbulos y garajes:** Hemos solicitado una subvención de la ciudad para ayudar a financiar nuevas puertas a prueba de huracanes. Para recibir estos fondos, el 100% de los residentes deben aceptar participar. Aunque conseguir 622 votos será un desafío, vale la pena intentarlo, ya

que podría financiar ventanas de impacto para la Rotonda y todas las entradas con puertas de vidrio.

Recordatorios importantes:


- **Alquileres:** Hemos alcanzado el tope del 30% para alquileres y se ha iniciado una lista de espera. Para ser agregado a la lista, debes estar al día con tus pagos.
- **Proyecto Eléctrico de 40 Años:** Los residentes deben estar presentes en sus unidades o proporcionar una llave para permitir el acceso para trabajos eléctricos. El incumplimiento resultará en una tarifa de reprogramación.
- **Restauración de fachadas:** mantenga cerradas las ventanas y puertas de balcones durante el trabajo de fachada para evitar que entre polvo y escombros a su unidad. Se emitirán multas por el incumplimiento de esta medida de seguridad.
- **Subvención del Condado de Miami-Dade:** El Condado de Miami-Dade ofrece fondos de hasta \$175,000 para mitigar los daños causados por los huracanes. Estamos solicitando esta oportunidad para mejorar la resiliencia de nuestro edificio.

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WRAP IT UP!

Have you noticed that wrapping a gift can cost more than the gift itself? There are some ways to cut the cost of gift-wrapping. Try these tips this holiday season!

- Brown paper bags can be decorated with stamps, markers, or paint. Tie the top with yarn or raffia. Use white trash bags to wrap large or oddly shaped presents. Check your local newspaper office to see if they sell “ends” from the newsprint paper. You can decorate the paper in many different ways.
- Make the wrapping part of the present itself. Wrap a gift of clothing in a pretty scarf and tie it with a hair ribbon. A purse or small bag could hold another smaller gift. Use a tablecloth or towel to wrap up a gift. Check thrift shops for old tins, hatboxes, or fabric remnants that would make great gift containers. Baskets make great gift holders.
- Use curling ribbon instead of other bows or ribbon. It is cheaper and can give a wrapped gift a very festive look. Make tags by cutting up holiday cards from the year before. Simply cut around an image from the front and write on the back. Punch a hole in one corner and thread curling ribbon through it. Tie it on your package for a nice touch.



Finally, buy your wrapping paper for next year at the after Christmas sales this year. You can save up to 75% off. Place it in a plastic bag to keep it clean and dry.

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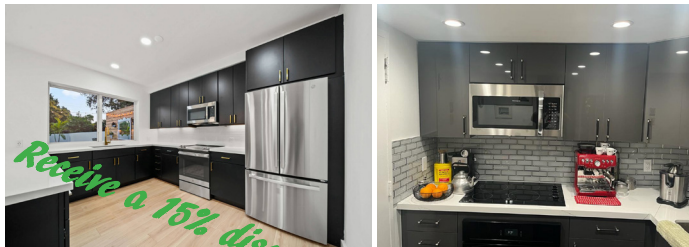
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PLAZA DEL PRADO PROJECT TRACKER

Category	Project	Funding Source	Status	Projected End Date	Notes
40 Year Cert.	Air Conditioning	SA 2023	COMPLETE	2024 - Q1	Duct work is currently being reviewed to correct air distribution
40 Year Cert.	Boilers	SA 2023	FINAL STAGES	2024 - Q4	The city asked for a new fan to be installed in the room. We are asking for quotes.
40 Year Cert.	Cooling Towers	SA 2023	FINAL STAGES	2024 - Q4	Permit closing is in progress. Expected to close by January
40 Year Cert.	West Parking Garage	SA 2017-2023	IN PROGRESS	2025 - Q1	Concrete work to be completed by December 2024 on the bottom and March 2025 on the top
40 Year Cert.	Cross Walk Door Replacement	SA 2023	STARTED	2025 - Q1	Work is in progress
40 Year Cert.	Rotunda Renovation	SA 2017-2023	PLANNING	2025 - Q3	Waiting for bids
40 Year Cert.	Doors	SA 2023	STARTED	2025 - Q4	Work in progress
40 Year Cert.	Lobbies Renovation	SA2017-2023	PLANNING	2026 - Q1	Reviewing architectural - dependent on ELSS
40 Year Cert.	ELSS	SA2017-2023	STARTED	2026 - Q1	Technical analysis of the bids
40 Year Cert.	Building Concrete Restoration	SA 2023	IN PROGRESS	2026 - Q3	S3-S4-N3-N2 in progress
40 Year Cert.	Seawall	SA 2017	BEHIND SCHEDULE	2026 - Q4	Need to clear violations
40 Year Cert.	Electrical	SA 2023	STARTED	2026 - Q4	Working on towerw N3 and N4
40 Year Cert.	Parking Lot Resurfacing	SA 2023	PLANNING	2025 - Q1	Waiting for the bids
40 Year Cert.	Main Drain line	SA 2023	PLANNING	2025-Q1	Starting Dec 16 th
Building Admin	New Management	Operating	COMPLETE	2024 - Q3	
Building Admin	Building Preventative Maintenance Program	Operating	PLANNING	2025 - Q2	In progress
Building Admin	Building Inventory Management	Operating	PLANNING	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 December 2024
Building Improvements	Hot Water Circulation - North Building	SA 2023	COMPLETE	2024 - Q3	Completed
Building Admin	New Decal	Operating	STARTED	2024-Q1	In progress
Building Admin	Storage	Operating	STARTED	2024-Q1	In progress
Building Improvements	Package Lockers	SA 2017 (in lieu of Rotunda Expansion)	STARTED	2024 - Q4	To be finished in January 2025
Building Improvements	Entrance Sign	Operating/ Insurance	IN PROGRESS	2025 - Q1	Excavation starting Dec 16th
Building Improvements	Cameras	SA 2017	COMPLETE	2024 - Q4	1 st phase completed
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 Admin	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