



# Tower Talk

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

Volume 23 Issue 6

January 2025

## PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

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### IMPORTANT #'S

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### DEL PRADO STAFF / EMAILS

**Manager** ..... Kip Dugal  
*manager@plazadelprado.net*  
**Asst. Manager**.... Nicole Untch-Ripoll  
*assistantmanager@plazadelprado.net*  
**Front Desk**..... Laura Hernández  
*frontdesk@plazadelprado.net*  
**Admin Asst.** ..... Facundo Efimenco  
*admin@plazadelprado.net*  
**Rotunda** ... *rotunda@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,

### Budget:

Budget was approved with a 10% partial reserves and the mandatory SIRS. The increase in the Budget itself is of 5% and it covers increases in salaries, one more employee as Building Attendant, potential increase in insurance, increase if contracts because of inflation.

### 40-Year Certification:

The project is progressing well.

- **West Garage:** Waterproofing is starting on Monday 21st.
- **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.

### ELSS Project:

The company awarded with Fire Sprinklers and Fire Pannel was Mircom, and for the Stair pressurization we got Apogee. Negotiations lasted 3 months, it was hard but we did it. Contract is being revised by the lawyer and the job will start in Q2 2025.

### Rotunda:

Because of the Price of the Project and to avoid exceding our Budget we are looking into a simplified aesthetic that can be upgraded in the future. We will let you know about proposed changes.

### Hallways ceilings:

We need to have the asbestos from the pop corn in the ceilings removed before starting the instalation of the Fire sprinklers. We are waiting for the permits from the city to start the Project.

### Other Updates:

- **Hot Water Distribution:** Work in the South Tower is ongoing, with an expected completion date of January 2025.
- **Water Usage:** To continue saving water, we have installed sub-meters in the cooling towers and pool. The sub-meter for irrigation will be installed in Janauary. 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:** All the doors in the hallways have been temporarily installed, they

*Continued on page 2*



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

were all repaired, no need to buy new ones. Now the company is fixing the frames. This will help tremendously with the FPL Bill and the cooling of our hallways

- **Residential Doors:** several doors were damaged by the Fire Department with the 2017 Fire in unit 503 N4. Doors were never replaced/fixed. We are starting the process on the second week of January.
- **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 on Feb 10th.
- **Asphalt:** The bidding process for the asphalt project is underway, and costs are higher than originally expected. We will start with the underneath garage and the job will be done in phases.
- **Amazon Locker System:** The installation is complete, and configuration is being finished by Amazon. They will be operational in February.
- **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:** We hired a company called Aqualis to check all our underground drainage system. They drained all the water, check with cameras, remove all the debris and sediment that was building up for 50 years and all the system is operational. Hopefully, with this cleaning and the correct pitching of the garage, there will be no more flooding.
- **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.
- **Motorcycle / Scooter Parking:** All resident vehicles parked on Plaza Del Prado property must be registered with the Association office, and show a valid parking decal on the vehicle. The management noticed several two-wheeler vehicles left abandoned in the parking garage, and a notice was issued to all the residents of the building to claim their vehicle and register it. The deadline was extended to Feb 10th 2025. Any motorcycle/scooter/bicycle found parked anywhere on Plaza Del Prado Property without a registration decal displayed on it, will be towed off the Property without notice and at the owner's expense. The Association/ Management will not be responsible for the loss.
- **Pet Registration:** Owners, Residents, and guests who have pets must register them with the management office and receive a tag to attach to the dog collar/leash. Failure to register your pet will be considered a violation of the condominium rules and subject to fines until compliance is met. A one-time registration and annual fee applies.
- **Property Monument Signage:** Project will be finished in January.
- **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.


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**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.
- **Façade Restoration:** Please keep windows and balcony doors closed during façade work to prevent dust and debris from entering your unit. Fines will be issued for noncompliance with this safety measure.

## **MENSAJE DEL PRESIDENTE**

*Estimados residentes,*

**Presupuesto:**

*El presupuesto se aprobó con un 10% de reservas parciales y el SIRS obligatorio. El aumento en el presupuesto en sí es del 5% y cubre aumentos en los salarios, un empleado más como encargado del edificio, posible aumento en el seguro, aumento en los contratos debido a la inflación.*

**Certificación de 40 años:**

*El proyecto avanza bien.*

- *Garaje oeste: la impermeabilización comenzará el lunes 21.*
- *Proyecto eléctrico: la empresa está trabajando actualmente en voltear los paneles eléctricos en N4 y reemplazar los enchufes en N3.*
- *Fachada: la pintura comenzará en las áreas donde se han completado las reparaciones de concreto.*

**Proyecto ELSS:**

*La empresa adjudicada con los rociadores contra incendios y el panel contra incendios fue Mircom, y para la presurización de la escalera contratamos a Apogee. Las negociaciones duraron 3 meses, fue difícil, pero lo logramos. El abogado está revisando el contrato y el trabajo comenzará en el segundo trimestre de 2025.*

**Rotonda:**

*Debido al precio del proyecto y para evitar exceder nuestro presupuesto, estamos buscando una estética simplificada que se pueda mejorar en el futuro. Le informaremos sobre los cambios propuestos.*

**Techos de los pasillos:**

*Necesitamos quitar el asbesto de las palomitas de maíz en los techos antes de comenzar la instalación de los rociadores contra incendios. Estamos esperando los permisos de la ciudad para comenzar el proyecto.*

**Otras actualizaciones:**

- *Distribución de agua caliente: el trabajo en la Torre Sur está en curso y se espera que finalice en enero de 2025.*
- *Uso de agua: para seguir ahorrando agua, hemos instalado submedidores en las torres de enfriamiento y la piscina. El submedidor para riego se instalará en enero. Estos medidores nos permiten rastrear el uso de agua cada vez que vaciamos las torres de enfriamiento durante un cierre, que luego enviamos a la ciudad para obtener un crédito.*
- *Puertas: todas las puertas de los pasillos se han instalado temporalmente, se han reparado todas, no es necesario comprar otras nuevas. Ahora la empresa está arreglando los marcos. Esto ayudará enormemente con la factura de FPL y la refrigeración de nuestros pasillos.*
- *Puertas residenciales: el Departamento de Bomberos dañó varias puertas en el incendio de 2017 en la unidad 503 N4. Las puertas nunca se reemplazaron ni se repararon. Comenzaremos el proceso en la segunda semana de enero.*
- *Pisos de ascensores: las baldosas blancas de los ascensores se reemplazarán con un material de vinilo gris, que viene con una garantía de 10 años. El trabajo*

Pasa a la página 4

# WANTED

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

comenzará el 10 de febrero.

- **Asfalto:** el proceso de licitación para el proyecto de asfalto está en marcha y los costos son más altos de lo esperado originalmente. Comenzaremos con el garaje inferior y el trabajo se realizará en fases.
- **Sistema de casilleros de Amazon:** la instalación está completa y Amazon está terminando la configuración. Estarán operativos en febrero.
- **Proyecto de malecón:** el proyecto de malecón está suspendido temporalmente debido a violaciones no resueltas en la marina. Estamos trabajando con los propietarios de los amarres para resolver estos problemas y poder continuar con el proceso de obtención de permisos.
- **Inundación en el estacionamiento:** contratamos a una empresa llamada Aqualis para que revisara todo nuestro sistema de drenaje subterráneo. Drenaron toda el agua, revisaron con cámaras, eliminaron todos los escombros y sedimentos que se habían acumulado durante 50 años y todo el sistema está operativo. Con suerte, con esta limpieza y la inclinación correcta del garaje, no habrá más inundaciones.
- **Nuevas calcomanías de estacionamiento:** los vehículos que no tengan la nueva calcomanía de estacionamiento recibirán una multa de \$100 a partir del 1 de enero. Asegúrese de que su vehículo esté registrado en la oficina.
- **Estacionamiento de motocicletas/scooters:** todos los vehículos de los residentes estacionados en la propiedad de Plaza Del Prado deben estar registrados en la oficina de la Asociación y mostrar una calcomanía de estacionamiento válida en el vehículo. La administración notó varios vehículos de dos ruedas abandonados en el estacionamiento y se emitió un aviso a todos los residentes del edificio para que reclamaran su vehículo y lo registraran. La fecha límite se extendió hasta el 10 de febrero de 2025. Cualquier motocicleta/scooter/bicicleta que se encuentre estacionada en cualquier lugar de la propiedad de Plaza Del Prado sin una calcomanía de registro exhibida en ella, será remolcada fuera de la propiedad sin previo aviso y a expensas del propietario. La Asociación/Administración no será responsable por la pérdida.
- **Registro de mascotas:** los propietarios, residentes e invitados que tengan mascotas deben registrarlas en la oficina de administración y recibir una etiqueta para colocar en el collar/correa del perro. No registrar

a su mascota se considerará una violación de las reglas del condominio y estará sujeto a multas hasta que cumpla con el cumplimiento. Se aplica una tarifa anual y de registro única.

- **Señalización de monumentos de la propiedad:** el proyecto finalizará en enero.
- **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 después de romperse nuevamente.

**Recordatorios importantes:**

- **Alquileres:** hemos alcanzado el límite del 30% para alquileres y se ha iniciado una lista de espera. Para ser agregado a la lista, debe estar al día con sus pagos.
- **Proyecto eléctrico de 40 años:** los residentes deben estar presentes en sus unidades o proporcionar una llave para permitir el acceso para el trabajo eléctrico. El incumplimiento resultará en

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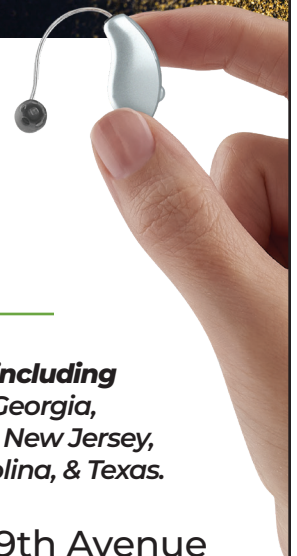


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# DEL PRADO SOCIAL COMMITTEE EVENTS 2025

## February 8th & 9th

Garage Sale- Something New( in addition to our regular Garage Sale) Our Resident Business Owners, Restaurant, Beauty Shop, and Seamstress, will be there to say Hello and will have gift cards and certificates for sale as Valentine gifts.

Feb. 26, Wed. Bingo

March 22, Sat. Picnic in The Party Room

March 26, Wed.19, Bingo

April 19, Sat. Easter Egg Hunt (Children with a parent or guardian)

April 30, Wed. Bingo

Please be sure to check the flyers when posted , and please if it says **reservations required, make a reservation. We want to be sure we order enough food for everyone.**

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# SOUPS & STEWS FOR COLD WINTER DAYS

## Cheese and Broccoli Chicken Soup

- 1/2 cup butter
- 1 cup all-purpose flour
- 11 cups water
- 3 cubes chicken bouillon
- 6 ozs boneless chicken breast, cut into 1/2 inch chunks
- 2 heads fresh broccoli, trimmed and chopped
- 1-1/2 teaspoons salt
- 1 teaspoon ground black pepper
- 1 cup light cream
- 3 cups shredded Cheddar cheese

Melt butter over medium heat in large pot. Add flour, stirring constantly until a thick paste forms. Remove mixture from pot and set aside. In same pot, combine water, bouillon, chicken, broccoli, salt, and pepper. Bring to a boil over high heat. Reduce heat to medium low and simmer for 45 minutes. Stir in flour mixture a little at a time until soup thickens. Simmer an additional 5 minutes. Reduce heat and stir in cream. Add cheese one cup at a time. Your soup is now ready to serve. Makes 5 servings.

## Green Chile Stew with Pork

- 3 pounds boneless pork loin, cubed
- 3 tablespoons peanut oil
- 3 potatoes, diced
- 1 onion, chopped
- 3 stalks celery, chopped
- 2 tomatoes, chopped
- 7 green chile peppers, chopped
- 4 cloves crushed garlic
- 4 cups chicken broth
- salt to taste

In a large skillet, brown pork in oil, in 2 or 3 batches. Place meat in 3 to 4-quart heavy pot and add potatoes, onion, celery, tomatoes, chilies, and garlic. Add about 1 cup of chicken broth or water to the skillet the pork was cooked in, stirring over high heat and scraping up the browned bits on the bottom of the pan. Bring to a boil. Add this to the pot, along with enough additional water or broth to barely cover the ingredients. Cover and simmer until the stew is thick and the meat is very tender, about 1-1/2 hours. Add salt to taste before serving. Makes 8 servings.

## Crock Pot Vegetarian Chili

- 1 (11 oz) can black bean soup
- 1 (15 oz) can kidney beans, drained
- 1 (15 oz) can garbanzo beans, drained
- 1 (16 oz) can vegetarian baked beans
- 1 (14.5 oz) can chopped tomatoes
- 1 (15 oz) can corn, drained
- 1 onion, chopped
- 1 green bell pepper, chopped
- 2 stalks celery, chopped
- 2 cloves garlic, chopped
- 1 tablespoon chili powder
- 1 tablespoon dried parsley
- 1 tablespoon dried oregano
- 1 tablespoon dried basil

Place all the ingredients in a crock pot. Stir well and cook for at least two hours on a high setting. Makes 8 servings.



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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 to redirect the venting. Alfresco is executing the job. Also we need to add 2 fans in boiler room with a temperature control.
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	When taking out the frames they discover the wall is made by empty bricks and they need to be filled with concrete
40 Year Cert.	Rotunda Renovation	SA 2017-2023	Planning	2025 - Q3	Waiting for bids. Restructuring to decrease the price
40 Year Cert.	Doors	SA 2023	Started	2025 - Q4	Doors are installed. Work is being performed on the frames
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 and financial 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 towers 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	Waiting for the report from Aqualis
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 Admin	Building Website & Self Services	Operating	Complete	2024 - Q3	Management approval - Completed Sep 23 2024
Building Admin	New Generator - North Bldg	SA 2017	Complete	2024-Q1	Permit closing is in progress. We are fixing wiring and waiting for inspection.
Building Admin	Hot Water Circulation - North Building	SA 2023	Complete	2024 - Q3	Completed. Adjusting some PRV valves
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	In progress
Building Improvements	Cameras	SA 2017	Complete	2024 - Q4	1 <sup>st</sup> 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 control	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. New meters are being installed.