



Tower Talk

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

Volume 23 Issue 7

February 2025

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

Follow us on Instagram
#delpradoonthebay

BOARD MEMBERS

President..... Beatriz Allende
Vice President Ted Snider
TreasurerMiguel Montanez
Secretary..... Dan Spevack
Director Michael Labella
Director Clint Gillete
DirectorMarleine Ghabby

IMPORTANT #'S

Office..... 305-931-5643
Fax 305-931-9685
Front Desk..... 305-931-3544
Maintenance 305-931-3544
Security Rover..... 954-914-1678
Del Prado Market.... 305-974-0058
Front Gate 786-852-3551
Beauty Salon & Spa... 305-931-3415
Total Appliance 954-454-6801
OpticaTel..... 1-855-303-4237

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

Board of Directors Election Results

Thank you for your participation in the election and your vote of confidence. Your support strengthens our commitment to serving the community.

The elected **Board of Directors** is as follows:

- **President:** Beatriz Allende
- **Vice President:** Ted Snider
- **Treasurer:** Miguel Montanez
- **Secretary:** Dan Spevack
- **Director:** Michael Labella
- **Director:** Clint Gillete (*Newly Elected*)
- **Director:** Marleine Ghabby (*Newly Elected*)

40-Year Recertification Project Updates

The project is progressing as planned:

- **West Garage:** All planters have been waterproofed.
- **Paving:** Work on the lower-level garage is scheduled to begin at the end of March 2025.
- **Electrical Project:** The contractor is currently flipping electrical panels in N4 and replacing outlets in N3.
- **Façade:** Painting has begun in areas where concrete repairs are complete. Some balconies have been returned to owners following the **completion** of work.

ELSS (Emergency Life Safety System) Project

After three months of negotiations, the fire safety contracts have been awarded:

- **Fire Sprinklers & Fire Panel:** Awarded to **Mircom**
- **Stair Pressurization System:** Awarded to **Apogee**

The contract is under legal review, and work is scheduled to begin in **Q2 2025**.

Rotunda Renovation

The project contractor will be announced next week. Once permits are approved, renovations will begin.

Lobby & Hallway Ceiling Renovations

- **Lobbies:** Our architect is preparing the final plans, incorporating structural, plumbing, and electrical work as per the **2017 design vote**.
- **Hallway Ceilings:** Work is scheduled to start in **March 2025**.

Other Important Updates

- **Budget & Collections:** Due to SIRS-mandated funding, we have increased “out-of-pocket” contributions. We will closely monitor collections to ensure timely payments and reduce delinquencies.
- **Hot Water Distribution:** Final system adjustments in the South Tower will be

Continued on page 2

President (cont. from page 1)

completed in the last week of **February 2025**.

- **Water Usage Rebates:** The newly installed sub-meters will begin generating rebates in **March**. We will keep you updated.
- **Fire Exit Doors:** Repairs are nearly **complete**.
- **Crosswalk Doors:** Currently being refurbished.
- **Residential Door Replacements:** All doors damaged in the **2017 fire incident (Unit 503 N4)** have now been replaced after seven years.

Elevator Flooring & Damage Accountability

The newly installed elevator floors, covered under a **10-year warranty**, have been severely damaged due to misuse. Certain residents using scooters inside the elevators have caused abrasions and deterioration. Those responsible have been identified and will be fined. The cost of repairs will be charged to the individuals responsible. **Damaged tiles will be replaced.**

Amazon Locker System

- The system is fully operational, and both residents and delivery companies are adjusting to the new process.
- **Rotunda Office will soon stop receiving packages.**
- Residents will receive text and email notifications with a **unique code** to access their packages from the designated locker.
- **Oversized Packages:** Residents must arrange deliveries directly with the shipping company and be present at the time of delivery. **The Association and management will no longer accept or store packages.**

Rotunda Office Operations

With the **Amazon Hub Locker system** now available to all delivery companies, the **Rotunda staff** will refocus on front desk responsibilities. The Rotunda office operates **24/7** and remains available for:

- Reporting building issues (e.g., laundry machines, trash chutes, housekeeping, violations, etc.)
- Requesting assistance
- **Elevator reservations** and other essential services

Seawall Project Delay

The seawall project is currently **on hold** due to **marina violations** committed by certain boat slip owners. We are working with them to resolve these issues and proceed with the permitting process. **Fines have been issued to non-compliant slip owners.**

New Parking Decals – Compliance Required

Starting **January 1, 2025**, any vehicle **without a new parking decal** will be subject to a **\$100 violation**.

- Ensure your vehicle is **registered** with the office and

displays a proper decal.

- **Two-Wheeler Vehicles:** The same rules apply to scooters and motorcycles. **Unregistered vehicles will be towed at the owner's expense.**

Completed & Ongoing Projects

- **Property Monument Signage: COMPLETE** – It looks fantastic!
- **Landscaping:** The entrance has been revitalized with new plants and flowers. The irrigation system was **repaired** again.

Important Reminders

- **Rental Cap:** The **30% rental cap** has been reached. A waiting list has started. Owners must be **current on all payments** to be added.
- **40-Year Electrical Project:** Residents must be home or provide access for electrical work. **Failure to comply will result in a rescheduling fee.**
- **Façade Restoration:** To prevent dust and debris from entering units, **windows and balcony doors must remain closed** during the project. **Fines will be issued for noncompliance.**

**TWO
CONVENIENT
LOCATIONS**



EMERGENCY
CARE 24/7

DR. EDY A. GUERRA

New Patient Special \$79
(D0210, D0150, D110)

**9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626**

**4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com

MENSAJE DEL PRESIDENTE

Resultados de la elección de la junta directiva

Gracias por su participación en la elección y su voto de confianza. Su apoyo fortalece nuestro compromiso de servir a la comunidad.

La junta directiva electa es la siguiente:

Presidenta: Beatriz Allende

Vicepresidente: Ted Snider

Tesorero: Miguel Montanez

Secretario: Dan Spevack

Director: Michael Labella

Director: Clint Gillete (recién elegido)

Directora: Marleine Ghabby (recién elegida)

Actualizaciones del proyecto de recertificación de 40 años

El proyecto avanza según lo planeado:

Garaje oeste: se han impermeabilizado todas las jardineras.

- Pavimentación: el trabajo en el garaje del nivel inferior está programado para comenzar a fines de marzo de 2025.
- Proyecto eléctrico: el contratista actualmente está volteando los paneles eléctricos en N4 y reemplazando los enchufes en N3.
- Fachada: se ha comenzado a pintar en las áreas donde se han completado las reparaciones de concreto. Se han devuelto algunos balcones a los propietarios una vez finalizado el trabajo.

Proyecto ELSS (Sistema de seguridad de vida en caso de emergencia)

- Después de tres meses de negociaciones, se han adjudicado los contratos de seguridad contra incendios:
- Rociadores contra incendios y panel contra incendios:

adjudicados a Mircom

- Sistema de presurización de escaleras: adjudicado a Apogee
- El contrato está bajo revisión legal y el trabajo está programado para comenzar en el segundo trimestre de 2025.

Renovación de la rotonda

La semana que viene se anunciará el contratista del proyecto. Una vez que se aprueben los permisos, comenzarán las renovaciones.

Renovaciones de los techos de los vestíbulos y los pasillos

- Vestíbulos: nuestro arquitecto está preparando los planos finales, incorporando trabajos estructurales, de plomería y eléctricos según la votación de diseño de 2017.
- Techos de los pasillos: el trabajo está programado para comenzar en marzo de 2025.

Otras actualizaciones importantes

- Presupuesto y cobros: debido a la financiación exigida por SIRS, hemos aumentado las contribuciones "de bolsillo". Monitorearemos de cerca los cobros para garantizar los pagos puntuales y reducir las moras.
- Distribución de agua caliente: los ajustes finales del sistema en la Torre Sur se completarán en la última semana de febrero de 2025.
- Reembolsos por consumo de agua: los medidores secundarios recién instalados comenzarán a generar reembolsos en marzo. Lo mantendremos informado.
- Puertas de salida de incendios: las reparaciones están casi terminadas.

Pasa a la página 4

WANTED

PRINT JOBS

anything that puts ink on paper

Condo/HOA Services
Residential or Commercial
 Voting/Election Packages
 Annual Notices (w/ affidavits)
 Letterhead • Property Signage
 Stickers & Decals • Window Lettering
 Newsletters • Binding

Denizens | Businesses
Club Promoters | Schools
Restaurants | County | City
 Celebrations • Obit Books • Biz Cards
 Promo Materials • Brochures
 Announcements • Posters-Banners
 Vehicle Wraps

Contact Marc *(the newsletter guy)*
 cgpimarc@earthlink.net
 786-223-9417

for a no obligation quote on your next print job
*** NO JOB TOO BIG OR TOO SMALL***





PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español / Falo Português
Selling Real Estate for over 20 years!

THINKING OF SELLING OR BUYING?

I CAN HELP. I AM AT YOUR SERVICE.

Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.

When it comes to **Selling or Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

Presidente (viene de la pagina 3)

- Puertas de cruce de peatones: actualmente se están renovando.
- Reemplazos de puertas residenciales: todas las puertas dañadas en el incendio de 2017 (Unidad 503 N4) ya han sido reemplazadas después de siete años.

Suelos de ascensores y responsabilidad por daños

Los pisos de ascensores recién instalados, cubiertos por una garantía de 10 años, han sufrido daños graves debido al mal uso. Algunos residentes que usan scooters dentro de los ascensores han causado abrasiones y deterioro. Se ha identificado a los responsables y se les impondrá una multa. El costo de las reparaciones se cobrará a las personas responsables. Se reemplazarán las baldosas dañadas.

Sistema de casilleros de Amazon

- El sistema está en pleno funcionamiento y tanto los residentes como las empresas de entrega se están adaptando al nuevo proceso. La oficina de Rotunda pronto dejará de recibir paquetes.
- Los residentes recibirán notificaciones por mensaje de texto y correo electrónico con un código único para acceder a sus paquetes desde el casillero designado.
- Paquetes de gran tamaño: los residentes deben coordinar las entregas directamente con la empresa de envío y estar presentes en el momento de la entrega. La Asociación y la administración ya no aceptarán ni almacenarán paquetes.

Operaciones de la oficina de Rotunda

- Ahora que el sistema Amazon Hub Locker está disponible para todas las empresas de entrega, el personal de Rotunda se concentrará nuevamente en las responsabilidades de recepción. La oficina de Rotunda funciona las 24 horas del día, los 7 días de la semana y sigue disponible para:
 - Informar sobre problemas del edificio (por ejemplo, lavadoras, conductos de basura, limpieza, infracciones, etc.)
 - Solicitar asistencia
 - Reservas de ascensores y otros servicios esenciales

Retraso del proyecto del malecón

El proyecto del malecón está actualmente suspendido debido a infracciones de la marina cometidas por ciertos propietarios de amarres para embarcaciones. Estamos trabajando con ellos para resolver estos problemas

y continuar con el proceso de permisos. Se han emitido multas a los propietarios de amarres que no cumplen con las normas.

Calcomanías de estacionamiento nuevas: cumplimiento obligatorio

A partir del 1 de enero de 2025, cualquier vehículo sin una calcomanía de estacionamiento nueva estará sujeto a una infracción de \$100.

Asegúrese de que su vehículo esté registrado en la oficina y muestre una calcomanía adecuada.

Vehículos de dos ruedas: se aplican las mismas reglas para los scooters y las motocicletas. Los vehículos no registrados serán remolcados a expensas del propietario.

Proyectos completados y en curso

- Señalización de monumentos de la propiedad: **COMPLETA: ¡se ve fantástica!**
- Paisajismo: se ha revitalizado la entrada con nuevas plantas y flores. Se reparó nuevamente el sistema de riego.

Recordatorios importantes

- Límite de alquiler: se alcanzó el límite de alquiler del 30 %. Se inició una lista de espera. Los propietarios deben estar al día con todos los pagos para ser agregados.
- Proyecto eléctrico de 40 años: los residentes deben estar en casa o proporcionar acceso para el trabajo eléctrico. El incumplimiento resultará en un cargo por reprogramación.
- Restauración de fachadas: Para evitar que entre polvo y escombros en las unidades, las ventanas y las puertas de los balcones deben permanecer cerradas durante el proyecto. Se impondrán multas en caso de incumplimiento.

BCOT ASSESSMENT & SERVICES

PHYSICAL & OCCUPATIONAL THERAPY

Are you suffering from **Back Pain, Poor Balance or Weakness?**

We offer a variety of services and treatments, exclusive 1 on 1, in the comfort of your own home.

- Ultrasound and Massage for Pain Management
- Balance & Vestibular Therapy
- Cardiac, Neurological and Senior Rehab
- Relaxation Techniques
- Protective Equipment Protocols

THERAPY IN YOUR OWN HOME

Licensed Medicare Provider FL8318

Medicare and private pay only



Brian Caits
954-328-1505
Se habla español



Condo Resident Perks!

Now through February 28th!



Save on Edge AI, Starkey's newest, best sounding Rx hearing aids, during our Heart Hearing Event.



EDGE^{AI} Rivalled Only By Perfect Hearing

- Next Generation Connectivity:** Volume adjustments from your smartphone.
- Speech Probability Predictor:** Identifies speech 30% more often, even in tough listening situations.
- Long-Lasting Rechargeable Battery:** Charge overnight and listen (and stream) for up to 51 hours.¹
- Waterproof² up to 1 meter** Our hearing aids underwent aggressive simulations of the environment and have been certified by an independent external lab with a strict pass rate of 100%.

Exclusive Offers for Condo Residents!



NOW THROUGH FEBRUARY 28, GET

\$1000 OFF

the purchase of a pair of the all new Starkey Edge AI Rx hearing devices.³



**WE SPECIALIZE IN SECOND OPINIONS!
CALL US TODAY!**

(888)-272-9589



Melanie Plotkin, H.A.S., Hearing Aid Specialist
Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist,
Board Certified in Hearing Instrument Sciences

36 Over 36 locations including Arkansas, Florida, Georgia, Indiana, Maryland, New Jersey, North & South Carolina, & Texas.

19046 NE 29th Avenue, **Aventura**
222 95th Street, **Surfside**
www.HearAgainAmerica.com



1. Edge AI RIC R only. Other styles will vary.
2. up to 1 m, not intended for swimming. Rechargeable styles only.
3. Cannot be used on prior purchases or combined with prior discounts.

STRAWBERRY CHEESECAKE BITES

Ingredients

- 2 tablespoons graham cracker crumbs
- 1 (8 ounce) package cream cheese, softened
- ½ cup confectioners' sugar
- 2 teaspoons vanilla extract
- 12 large fresh strawberries
- 2 (1 ounce) squares semisweet chocolate (Optional)
- 1 teaspoon canola oil (Optional)

Directions

Line a baking sheet with waxed paper. Place graham cracker crumbs into a shallow bowl. Beat cream cheese, confectioners' sugar, and vanilla in a bowl until smooth. Spoon mixture into a piping bag fitted with a large round tip. With a sharp paring knife, cut a cone shape out of the top of each strawberry to leave a small hollow. Pipe about 1 tablespoon of the cream cheese filling into each strawberry, making sure the filling overflows a bit out of the top of the strawberry. Hold each strawberry upside down to dip filling into crumbs until coated. Melt chocolate and canola oil in a microwave-safe glass or ceramic bowl in 30-second intervals, stirring after each interval, until warm and smooth, 1 to 3 minutes Dip strawberry tips into melted chocolate, then place onto the prepared baking sheet and refrigerate until set.



KITCHEN & BATHROOM REMODELING

SATISFACTION AND QUALITY GUARANTEED

NO JOB TOO SMALL

REMODELING & INSTALLATIONS

- Kitchens | Bathrooms | Interiors
- Cabinets | Vanities (New & Resurfaced)
- Baseboards & Crown Molding | Mirrors
- Quartz, Marble & Granite Countertops
- Popcorn Ceiling Removal | Interior Doors & Frames
- Impact Windows & Doors
- Ceramic Tile & Marble Installed
- Plumbing & Electrical Service

PAINTING

- House, Condo, Apt. | Interiors & Exteriors
- Roof Painting | Pressure Cleaning

MINOR REPAIRS

- Exterior Wood | Facia & Soffit
- Stucco | Drywall & Framing

Design & Management Services
Free Estimates
Service & Quality
Commercial & Residential



Specializing in Condo & Apartment interiors. We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition, we are the REMODELING EXPERTS. **Family Owned for 40 years.**

DIAMOND REMODELERS

KITCHEN AND BATHROOM SPECIALISTS

Jeffrey Diamond **Anthony Lasorsa**
Lic# CC94BS00437 Lic# CGC031497
Licensed & Insured General Contractors

WWW.DIAMONDREMODELERS.COM | 305-865-9005

Jeff@diamondremodelers.com

 @diamondremodelers  Diamond Remodelers

Special Discounts will be applied for mentioning this ad

PLAZA DEL PRADO PROJECT TRACKER					
Category	Project	Funding Source	Status	Projected End Date	Notes
40 Year Cert.	Hallways Air Conditioning Phase I	SA 2023	Complete	2024 - Q1	New AHUs installed for all towers.
40 Year Cert.	Hallways Air Distribution – Phase II	SA 2023	In Progress	2025 – Q 4	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	Permit Closing	2024 - Q4	Permit closing is in progress. Expected to close by January
40 Year Cert.	West Parking Garage	SA 2017-2023	Substantial Completion	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	In Progress	2025 - Q1	Work in progress
40 Year Cert.	Rotunda Renovation	SA 2017-2023	Bids Review	2025 - Q3	Waiting for bids. Restructuring to decrease the price
40 Year Cert.	Fire Exit Doors	SA 2023	Complete	2025 – Q1	Work COMPLETE
40 Year Cert.	Main 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	Boat Slip Owners Need to clear DERM violations
40 Year Cert.	Electrical	SA 2023	In Progress	2026 - Q4	N4 Completed. Working on N3
40 Year Cert.	Parking Lot Resurfacing	SA 2023	Planning	2025 – Q2	Waiting for permits
40 Year Cert.	Main Storm Drain line	SA 2023	Complete	2025-Q1	Major Inspection and Service Performed.
Building Admin	New Management	Operating	Complete	2024 - Q3	COMPLETE
Building Admin	Building Preventative Maintenance Program	Operating	In Progress	2025 - Q2	In progress
Building Admin	Building Inventory Management	Operating	In Progress	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. We are fixing wiring and waiting for inspection.

Project Tracker (cont. from page 7)

Category	Project	Funding Source	Status	Projected End Date	Notes
Building Improvements	Hot Water Circulation - North Building	SA 2023	Complete	2024 - Q3	Completed. Optimization of recirculation.
Building Improvements	Hot Water Circulation - South Building	SA 2023	Completed	2024 - Q4	Optimization of recirculation in progress
Building Admin	Parking Registration Verification & Decals	Operating	Completed	2024-Q1	Enforcement in progress.
Building Admin	Storage Lockers	Operating	In Progress	2024-Q1	Organization and allocation Verification
Building Improvements	Package Lockers	SA 2017 (in lieu of Rotunda Expansion)	Complete	2024 - Q4	Operational Run
Building Improvements	Entrance Sign	Operating/Insurance	Complete	2025 - Q1	Awaiting closing of the permit.
Building Improvements	Cameras	SA 2017	Complete	2024 - Q4	1 st phase completed
Building Improvements	Bike Rooms	Operating	Complete	2024 - Q3	Non claimed bicycles will be donated
Building Improvements	Roach Infestation control	Operating	Completed	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	IN PROGRESS	In Progress	2025 - Q1	Waiting for results

7441 Wayne Ave
PARKVIEW POINT
 #15B **SOLD** Call Now!
 Rosa Jacquelin
 (786) 239-1283




Video Tour:
www.SignatureHomesOfMiami.com

stellar
 Public Adjusting Services
 Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!
 (305) 396-9110
 STELLARADJUSTING.COM



RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?

MENTION THIS FLYER FOR FREE POLICY REVIEW

GOT PROPERTY DAMAGE? GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Boaz License #PJ175224