



Tower Talk

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

Volume 23 Issue 8

March 2025

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

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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

40-Year Certification:

The project is progressing well at the right pace.

- **West Garage:** we are reaching the end of the Project. As you can see, stripping is undergoing and car bumpers are being installed.
- **Paving:** Please stay alert to notices from the office. This Project will require to mobilize all the cars in the property. If you are planning to make a trip you must leave your keys available, either with a neighbor, relative or at the office. In any case, the office must be notified. If we can't move your car, unfortunately it will be towed.
- **Electrical Project:** The Project is on time, they are actually working in tower N2 and N1, there are just a few units left in N4 and N3. Remember that the each unit has to be accessed 2-3 times, 1 to change the outlets, another to flip / move the panel when necessary, and another time for inspection.
- **Facade:** Project is moving along nicely. Some of the units have already been returned to their owners, more to follow. We are trying to finish all the units that lead to the deck first, so we don't have issues using both pools in the summer.

ELSS Project:

Mircom has already started with some test on the hydraulic pumps as required by the state. This Project will require Access to the units between 3-4 times. Please pay attention to management notifications.

Rotunda: We have 4 quotes. Project has been awarded to Smejoff. Their Price is \$100K lower than the others.

Lobbies: our architect is already working on the plans, structural, plumbing and electrical according to the design voted in 2017.

Hallways ceilings: Still waiting for the permits to start.

Other Updates:

- **Hot Water Distribution:** Final adjustments to the recirculation system is now complete. Few units who reported issues like low water pressure on the hot side or no hot water in a particular place, is being addressed by investigating the unit's plumbing fixtures (for blockages/ faulty valves), or balancing the cold/hot water output. If you have issues please call Total, and if Total can't solve it, please report to the office.
- **Water Usage:** The water bill was cut in half! We are already below Budget and this is great news! Bill will go down more as months progress and we will also start receiving credit for the water we spend with the shutdowns.
- **Crosswalk Doors:** The hallway's door repairs is COMPLETE. Crosswalk

Continued on page 2

President (cont. from page 1)

doors are done in S1 and S2. All the other towers Will be completed by 03/27/2025. The new doors will be equipped with the electric strike components to control the doors from the Rotunda office.

- **Residential Doors:** Doors damaged by the Fire Department with the 2017 Fire in unit 503 N4 have already been fixed, after 7 years!.
- **Elevator Floors:** floors have been changed. The material has 10 years warranty for normal use. Unfortunately we have “non standars users at Del Prado”. The new floors have been damaged in all the elevators of the tower north by people who use scooters and make wheels run inside the elevator. They generated abrasión that damaged the floors. These infractors have been detected, will receive fines and they will have to pay for the damage. Damaged tiles will be replaced soon.
- **Fountain pool in the front:** Tiles to be replaced first week of April.
- **Amazon Locker System:** The system is fully operational, and both residents and delivery companies are adjusting to the new process. Problems will be solved with time and use.
- **Rotunda Office will soon stop receiving packages.**
 - o Residents will receive text and email notifications with a **unique code** to access their packages from the designated locker.
 - o **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 resident services and various 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

During the Rotunda renovation, our staff will stay at the office. Fire panel must stay active, and will have to be relocated.

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.

Fees: as you all know, there's a new fee Schedule. Management is acting strongly on all the elements involved in this Project.

Grievance Committee

Thank you so much David Sobel for all you hard work the last years as Chairman of the Grievance Committee.

This year appointees are Michael Dubrovensky, Berta Porter and Maria Araque.

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.

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MENSAJE DEL PRESIDENTE

Estimados residentes,

Certificación de 40 años:

El proyecto avanza a buen ritmo.

- **Garaje oeste:** Estamos llegando a la fase final del proyecto. Como pueden ver, se están realizando los trabajos de decapado y se están instalando los parachoques.
- **Pavimentación:** Estén atentos a los avisos de la oficina. Este proyecto requerirá la movilización de todos los vehículos de la propiedad. Si planean viajar, deben dejar sus llaves a mano, ya sea con un vecino, un familiar o en la oficina. En cualquier caso, deben notificar a la oficina. Si no podemos mover su vehículo, lamentablemente será remolcado.
- **Proyecto eléctrico:** El proyecto avanza según lo previsto; actualmente se están realizando trabajos en las torres N2 y N1; solo quedan algunas unidades en N4 y N3. Recuerden que es necesario acceder a cada unidad de 2 a 3 veces: una para cambiar los enchufes, otra para voltear/mover el panel cuando sea necesario y otra para inspección.
- **Fachada:** El proyecto avanza a buen ritmo. Algunas de las unidades ya han sido devueltas a sus propietarios, y pronto se entregarán más. Estamos intentando terminar primero todas las unidades que dan a la terraza, para no tener problemas para usar ambas piscinas en verano.

Proyecto ELSS:

Mircom ya ha comenzado con las pruebas de las bombas hidráulicas, según lo exige el estado. Este proyecto

requerirá acceso a las unidades de 3 a 4 veces. Por favor, preste atención a las notificaciones de la administración.

Rotonda: Tenemos 4 presupuestos. El proyecto se ha adjudicado a Smejoff. Su precio es \$100,000 más bajo que los demás.

Vestíbulos: Nuestro arquitecto ya está trabajando en los planos, la estructura, la plomería y el sistema eléctrico, según el diseño votado en 2017.

Techos de los pasillos: Aún estamos a la espera de que comiencen los permisos.

Otras actualizaciones:

- **Distribución de agua caliente:** Se han completado los ajustes finales al sistema de recirculación. Algunas unidades que reportaron problemas como baja presión de agua caliente o falta de agua caliente en un lugar específico se están solucionando mediante la revisión de las tuberías de la unidad (para detectar obstrucciones o válvulas defectuosas) o el ajuste del suministro de agua fría/caliente. Si tiene algún problema, llame a Total; si Total no puede resolverlo, infórmelo a la oficina.
- **Consumo de agua:** ¡La factura del agua se redujo a la mitad! Ya estamos por debajo del presupuesto, ¡y esta es una gran noticia! La factura seguirá bajando a medida que avancen los meses y también comenzaremos a recibir crédito por el agua que gastamos durante los cortes.

Pasa a la página 4

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Presidente (viene de la pagina 3)

- **Puertas de paso peatonal:** La reparación de las puertas del pasillo está COMPLETA. Las puertas de paso peatonal están terminadas en S1 y S2. Todas las demás torres estarán terminadas para el 27/03/2025. Las nuevas puertas estarán equipadas con cerraduras eléctricas para controlarlas desde la oficina de Rotunda.
- **Puertas Residenciales:** Las puertas dañadas por el Departamento de Bomberos en el incendio de 2017 en la unidad 503 N4 ya fueron reparadas, ¡después de 7 años!
- **Pisos de Ascensores:** Se cambiaron los pisos. El material tiene 10 años de garantía para uso normal. Lamentablemente, en Del Prado tenemos usuarios que no cumplen con los estándares. Los pisos nuevos de todos los ascensores de la torre norte han sido dañados por personas que usan patinetas y hacen rodar las ruedas dentro del ascensor. Esto generó abrasión que dañó los pisos. Estos infractores han sido detectados, recibirán multas y deberán pagar por los daños. Las baldosas dañadas se reemplazarán pronto.

Piscina con fuente en la entrada: Las baldosas se reemplazarán la primera semana de abril.

Sistema de Casilleros de Amazon: El sistema está en pleno funcionamiento y tanto los residentes como las empresas de reparto se están adaptando al nuevo proceso. Los problemas se resolverán con el tiempo y el uso.

La Oficina de la Rotonda pronto dejará de recibir paquetes.

Los residentes recibirán notificaciones por SMS 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 envíos 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

Con el sistema Amazon Hub Locker ahora disponible para todas las empresas de envíos, el personal de Rotunda se centrará en la atención a los residentes y en diversas responsabilidades de recepción. La oficina de Rotunda funciona las 24

horas, los 7 días de la semana, y permanece disponible para:

- Informar sobre problemas del edificio (por ejemplo, lavadoras, conductos de basura, servicio de limpieza, infracciones, etc.)
- Solicitar asistencia
- Reservar ascensores y otros servicios esenciales

Durante la renovación de Rotunda, nuestro personal permanecerá en la oficina. El panel de control contra incendios debe permanecer activo y deberá ser reubicado.

Proyecto del malecón: El proyecto del malecón está temporalmente suspendido debido a infracciones pendientes en la marina. Estamos trabajando con los propietarios de los amarres para resolver estos problemas y así poder continuar con el proceso de permisos.

Tarifas: Como todos saben, hay una nueva tarifa. La administración está tomando medidas rigurosas en todos los aspectos de este proyecto. Comité de Quejas

Muchas gracias, David Sobel, por su arduo trabajo durante los últimos años como presidente del Comité de Quejas.

Este año, los designados son Michael Dubrovsky, Berta Porter y Maria Araque.

Recordatorios importantes:

- **Alquileres:** Hemos alcanzado el límite del 30 % para alquileres y...

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IMPORTANT REMINDERS

PARKING

- All vehicles parked in assigned spaces must display a management-issued decal. Vehicles without a decal are in violation of parking rules. The decal is different from the PROPASS transponder used for resident lane access.
- Vehicles parked in designated areas must display a valid contractor or guest parking permit. Unauthorized vehicles will be stickered and subject to towing.
- Yellow-striped or ramp access areas are not parking spaces and must remain clear. Vehicles left in these areas will be towed.
- All motorcycles/Scooters & Bicycles must be duly registered to receive a parking decal sticker. The sticker must be placed on the back of the vehicle for verification.

PACKAGE DELIVERIES

Amazon HUB Locker System:

- Each tower has a designated Amazon locker for its residents.
- The front desk no longer accepts packages. Residents must register with Amazon HUB to receive locker deliveries. Notifications with access codes will be sent via email/text when a package is delivered.
- Large packages that do not fit in lockers must be received directly from the shipper or picked up at the garage level. Residents are responsible for tracking their deliveries and making elevator reservations when needed.
- Packages left in lockers for more than 48 hours will be returned to the shipper.
- The Association does not handle package deliveries or storage.
- Flowers may be delivered to the front desk but must be picked up within 24 hours.

AIR CONDITIONING & PLUMBING MAINTENANCE

Total Appliance: (305) 949-0325

- Owners and tenants must maintain their AC units. The Association contracts Total Appliance for plumbing and AC maintenance, including one annual inspection per unit.
- The Association/management does not handle plumbing or air conditioning issues related to individual units. Instead of calling or emailing the office, please call Total Appliance directly to schedule service. In

case of an active leak, notify the Rotunda (Front Desk) at (305) 931-3544 immediately so the building staff can address it. To fix the issue, contact Total Appliance or any licensed plumbing company. Not all services provided by Total Appliance are free; the technician will advise you accordingly.

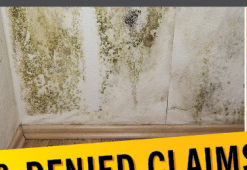
- AC filters should be replaced every 1-2 months. Clogged drain lines can cause leaks, damaging floors, walls, and units below. If not properly maintained, AC leaks can lead to mold, mildew, and costly repairs.
- Residents should schedule periodic service calls with Total Appliance to maintain their AC systems. If a resident provides filters, Total Appliance will replace them during service. Contact Total Appliance at (305) 949-0325.
- Consider installing an iFLO® Smart AC Drain Line Cleaning System to prevent clogs and leaks.
- Plumbing fixtures in each unit have a lifespan and can fail over time, leading to leaks and water damage.
- Common plumbing issues include leaking faucets, constantly running toilets, and unexpected auto-flushing. These issues wastewater and should be addressed promptly.
- Residents can schedule minor plumbing repairs with Total Appliance at no cost. Report leaking toilets to the management office for immediate attention. **
- Owners and tenants must maintain their AC units. The Association contracts Total Appliance for plumbing and AC maintenance, including one annual inspection per

Continued on page 7



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Reminders *(cont. from page 6)*

unit.

- AC filters should be replaced every 1-2 months. Clogged drain lines can cause leaks, damaging floors, walls, and units below. AC leaks can lead to mold, mildew, and costly repairs if not properly maintained.
- Residents should schedule periodic service calls with Total Appliance to maintain their AC systems. If a resident provides filters, Total Appliance will replace them during service. Contact Total Appliance at (305) 949-0325.
- Consider installing an iFLO® Smart AC Drain Line Cleaning System to prevent drain line clogs and leaks.
- Plumbing fixtures in each unit have a lifespan and can fail over time, leading to leaks and water damage.
- Common plumbing issues include leaking faucets, constantly running toilets, and unexpected auto-flushing. These issues waste water and should be addressed promptly.
- Residents can schedule minor plumbing repairs with Total Appliance at no cost. Report leaking toilets to the management office for immediate attention.

TRASH DISPOSAL

- Household trash must be bagged and disposed of via the trash chute. Loose items are not permitted and may cause clogs or damage.
- Bulky items (furniture, appliances, construction debris) must not be left in hallways or common areas. Residents must arrange private junk removal.
- Security cameras monitor common areas, and violations will result in fines. Repeated offenses by tenants may lead to eviction proceedings.

SECURITY CAMERAS

- The Association has upgraded its security camera system to enhance property security and enforce community rules.
- Cameras monitor common areas to address violations such as improper trash disposal, pet infractions, and unauthorized activity.
- Residents and guests who violate community rules will be subject to fines and other enforcement actions.

DELIVERIES & ELEVATOR RESERVATIONS

- Security will not allow delivery trucks entry without a prior elevator reservation.
- Residents must schedule deliveries in advance through the management office to prevent elevator damage and

malfunctions.

- Elevators frequently malfunction when doors are forcibly held open, which strains the door motor system.
- Scheduling an elevator reservation allows management to protect the elevator, notify security, and ensure proper use.
- Deliveries without a reservation will be refused at the gate, potentially incurring rescheduling fees.

BALCONY & BUILDING APPEARANCE

- Nothing may be attached to balcony surfaces, including hooks, nails, or banners. Any damage caused will result in fines and repair costs.
- Balconies must not be used for storage. Items exceeding railing height are prohibited. Heavy planters and furniture should not be placed on balconies.
- Running water on balconies for cleaning or irrigation is not allowed. Planters must have trays to contain excess water.
- Window dressings visible from the exterior must be white or light-colored. Window tinting that alters the glass appearance is prohibited.

PEST CONTROL

- Pest control service is mandatory for all units. Residents may not deny access to exterminators.
- If using a private pest control provider, residents must submit proof of treatment to management.
- If a resident claims their unit is pest-free, a technician must inspect and confirm.

LEASED UNITS

- Leasing is capped at 30% (187 units). The management office maintains a waiting list.
- Owners must notify management at least 30 days before a lease expires if they intend to renew. Lease renewals require an updated lease document, proof of HO6, and renter's insurance.
- Units with open violations or delinquent fees are not eligible for lease renewal.
- Key FOBs and transponders automatically expire with the lease. They will be reactivated for 4-5 business days after submitting renewal documentation. Incomplete submissions will result in further delays.
- Expired tenants must use the guest lane and intercom for access. Tenant records will be deactivated after 30 days without renewal.

For further inquiries, contact the management office. Thank you for your cooperation.

RECORDATORIOS IMPORTANTES

ESTACIONAMIENTO

- Todos los vehículos estacionados en espacios asignados deben exhibir una calcomanía emitida por la administración. Los vehículos sin calcomanía infringen las normas de estacionamiento. La calcomanía es diferente del transpondedor PROPASS utilizado para el acceso a los carriles de residentes.
- Los vehículos estacionados en áreas designadas deben exhibir un permiso de estacionamiento válido de contratista o invitado. Los vehículos no autorizados recibirán una calcomanía y serán remolcados.
- Las áreas de acceso con franjas amarillas o rampas no son espacios de estacionamiento y deben permanecer despejadas. Los vehículos estacionados en estas áreas serán remolcados.
- Todas las motocicletas/scooters y bicicletas deben estar debidamente registradas para recibir una calcomanía de estacionamiento. La calcomanía debe colocarse en la parte trasera del vehículo para su verificación.

ENTREGA DE PAQUETES

Sistema de Casilleros Amazon HUB:

- Cada torre cuenta con un casillero Amazon designado para sus residentes.
- La recepción ya no acepta paquetes. Los residentes deben registrarse en Amazon HUB para recibir entregas desde el casillero. Se enviarán notificaciones con códigos de acceso por correo electrónico o mensaje de texto cuando se entregue un paquete.
- Los paquetes grandes que no quepan en las taquillas deben recibirse directamente del transportista o recogerse en el garaje. Los residentes son responsables de dar seguimiento a sus entregas y reservar el ascensor cuando sea necesario.
- Los paquetes que se dejen en las taquillas durante más de 48 horas serán devueltos al transportista.
- La Asociación no se encarga de la entrega ni del almacenamiento de paquetes.
- Las flores se pueden entregar en la recepción, pero deben recogerse en un plazo de 24 horas.

MANTENIMIENTO DE AIRE ACONDICIONADO Y FONTANERÍA

Total Appliance: (305) 949-0325

- Los propietarios e inquilinos deben realizar el mantenimiento de sus unidades de aire acondicionado. La Asociación contrata a Total Appliance para el mantenimiento de plomería y aire acondicionado, que

incluye una inspección anual por unidad.

- La Asociación y la administración no se encargan de los problemas de plomería o aire acondicionado relacionados con unidades individuales. En lugar de llamar o enviar un correo electrónico a la oficina, llame directamente a Total Appliance para programar el servicio. En caso de una fuga activa, notifique inmediatamente a la Rotonda (Recepción) al (305) 931-3544 para que el personal del edificio pueda solucionarla. Para solucionar el problema, contacte con Total Appliance o con cualquier empresa de plomería autorizada. No todos los servicios de Total Appliance son gratuitos; el técnico le informará al respecto.
- Los filtros del aire acondicionado deben reemplazarse cada 1 o 2 meses. Las tuberías de drenaje obstruidas pueden causar fugas y dañar pisos, paredes y unidades inferiores. Si no se les da el mantenimiento adecuado, las fugas del aire acondicionado pueden provocar moho y costosas reparaciones.
- Los residentes deben programar visitas periódicas de servicio con Total Appliance para el mantenimiento de sus sistemas de aire acondicionado. Si un residente proporciona filtros, Total Appliance los reemplazará durante el servicio. Contacte con Total Appliance al (305) 949-0325.
- Considere instalar un sistema inteligente de limpieza de tuberías de drenaje iFLO® para evitar obstrucciones y fugas.
- Los accesorios de plomería de cada unidad tienen una vida útil y pueden fallar con el tiempo, provocando fugas y daños por agua. • Los problemas comunes de plomería incluyen grifos con fugas, inodoros con fugas constantes y descargas automáticas inesperadas. Estos problemas desperdician agua y deben abordarse de inmediato.
- Los residentes pueden programar reparaciones menores de plomería con Total Appliance sin costo. Reporte las fugas de inodoros a la oficina de administración para atención inmediata.**
- Los propietarios e inquilinos deben realizar el mantenimiento de sus unidades de aire acondicionado. La Asociación contrata a Total Appliance para el mantenimiento de plomería y aire acondicionado, incluyendo una inspección anual por unidad.
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Pasa a la página 9

Recordatorios Importantes (cont. from page 8)

fugas del aire acondicionado pueden provocar moho y costosas reparaciones.

- Los residentes deben programar visitas periódicas de servicio con Total Appliance para el mantenimiento de sus sistemas de aire acondicionado. Si un residente proporciona filtros, Total Appliance los reemplazará durante el servicio. Comuníquese con Total Appliance al (305) 949-0325.
- Considere instalar un sistema inteligente de limpieza de tuberías de drenaje de aire acondicionado iFLO® para evitar obstrucciones y fugas. • Los accesorios de plomería de cada unidad tienen una vida útil y pueden fallar con el tiempo, provocando fugas y daños por agua.
- Los problemas comunes de plomería incluyen grifos con fugas, inodoros con fugas constantes y descargas automáticas inesperadas. Estos problemas desperdician agua y deben abordarse de inmediato.
- Los residentes pueden programar reparaciones menores de plomería con Total Appliance sin costo. Reporte las fugas de inodoros a la oficina de administración para atención inmediata.

ELIMINACIÓN DE BASURA

- La basura doméstica debe embolsarse y desecharse a través del conducto de basura. No se permiten artículos sueltos, ya que pueden causar obstrucciones o daños.
- No se deben dejar artículos voluminosos (muebles, electrodomésticos, escombros de construcción) en los pasillos ni en las áreas comunes. Los residentes deben organizar la recolección de basura de forma privada.
- Las cámaras de seguridad monitorean las áreas comunes y las infracciones resultarán en multas. Las infracciones reiteradas por parte de los inquilinos pueden resultar en un proceso de desalojo.

CÁMARAS DE SEGURIDAD

- La Asociación ha mejorado su sistema de cámaras de seguridad para mejorar la seguridad de la propiedad y hacer cumplir las normas de la comunidad.
- Las cámaras monitorean las áreas comunes para abordar infracciones como la eliminación inadecuada de basura

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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	Ready to close the permit
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	Final Stages	2025 - Q1	Stripping and bumpers in progress
40 Year Cert.	Cross Walk Door Replacement	SA 2023	In Progress	2025 - Q1	Work in progress
40 Year Cert.	Rotunda Renovation	SA 2017-2023	Planning	2025 - Q3	Waiting for permits
40 Year Cert.	Doors	SA 2023	Complete	2025 - Q4	Work COMPLETE
40 Year Cert.	Lobbies Renovation	SA2017-2023	Planning	2026 - Q1	Reviewing architectural - dependent on ELSS
40 Year Cert.	ELSS	SA2017-2023	Started	2026 - Q1	Waiting for contract and permits
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	In Progress	2026 - Q4	Working on towers N2 and N1
40 Year Cert.	Parking Lot Resurfacing	SA 2023	Planning	2025 - Q1	Waiting for permits
40 Year Cert.	Main Drain line	SA 2023	Complete	2025-Q1	COMPLETE
Bldg. Admin	New Management	Operating	Complete	2024 - Q3	COMPLETE
Bldg. Admin	Building Preventative Maintenance Program	Operating	In Progress	2025 - Q2	In progress
Bldg. Admin	Building Inventory Management	Operating	In Progress	2025 - Q3	After Preventative maintenance
Bldg. Admin	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.
Building Improvements	Hot Water Circulation - North Building	SA 2023	Complete	2024 - Q3	Completed. Adjusting some PRV valves and individual issues
Bldg. Admin	New Decal	Operating	In Progress	2024-Q1	In progress
Bldg. Admin	Storage	Operating	In Progress	2024-Q1	In progress
Building Improvements	Package Lockers	SA 2017 (in lieu or Rotunda Expansion)	Complete	2024 - Q4	Testing reliability
Building Improvements	Entrance Sign	Operating/Insurance	Complete	2025 - Q1	Waiting to close the permits
Building Improvements	Cameras	SA 2017	Complete	2024 - Q4	1 st phase completed
Building Improvements	Hot Water Circulation - South Building	SA 2023	Final Stages	2024 - Q4	Adjustments being made
Building Improvements	Bike Rooms	Operating	Complete	2024 - Q3	Non-claimed bicycles will be donated
Building Improvements	Roach Infestation control	FINAL STAGE	In Progress	2024 - Q3	Mandatory unit pest control under way - Ongoing service will continue to eradicate from units and ensure roach free condition.
Bldg. 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	IN PROGRESS	In Progress	2025 - Q1	New meters have been installed, waiting for NMB to replace the main meter in the building.