



Tower Talk

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

Volume 24 Issue 2

September 2025

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

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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,

Welcome to the September edition of *Tower Talk*! Here are the latest updates on community matters, projects, and upcoming events.

Collections

We know many owners are facing financial stress. The Special Assessment (SA) for the 40-Year Certification, SIRS compliance, and decades of deferred maintenance have increased monthly expenses.

Additionally, our 30% rental cap has been fully reached, some renters are breaking leases due to construction-related inconveniences, and the Miami market is currently slow for both rentals and sales.

If you are struggling to pay your assessments or SA, please reach out. For the first three months of delinquency, the Association can work directly with you, possibly through a payment plan. After that, the account is turned over to legal collections, and options become very limited.

Please do not wait. Contact the office and speak with Nicole if you require assistance. Our goal is to keep every owner in good standing and avoid legal action whenever possible.

Keys

Every unit must provide a copy of its key to the management office. This allows us to respond quickly to:

- Emergencies (fire, leaks, etc.)
- Pest control when you're not home
- The 40-Year Recertification
- Upcoming sprinkler installations

Your security matters. Keys are stored in a tamper-proof electronic system where:

- Keys are **unmarked** (no unit numbers or names).
- The system digitally identifies and releases the correct key when needed.



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President (cont. from page 1)

- Every access is logged (who, when taken, when returned).

This ensures both security and accountability while allowing us to act quickly in emergencies.

SIRS

The funds collected for the Structural Integrity Reserve Study (SIRS) are safely invested in CDAR accounts—the returns from the initial investment of \$ 503,000 yield earnings of \$4,393 in the first roll. We continue to monitor the market and reinvest for gains that will contribute to the SIRS account. In the next SIRS evaluation by the reserve specialist, these additional gains will help adjust the collection requirement. However, the gains may not be enough to decrease the monthly collection in the upcoming years. The SIRS update also considers the completion of related projects to ensure accurate planning for future expenses.

40-Year Certification Projects

We are on schedule with all projects **except the seawall**.

- **West Garage:** Awaiting MDRF to complete their review and approval to issue a Temporary Certificate of Occupancy (TCO) to reopen the upper deck parking for use.
- **Electrical Project:** Ahead of schedule. North Tower is complete; work is ongoing in S4 and S3. Units will



be accessed 2–3 times (for outlet changes, possible panel moves, and inspection).

- **Façade Project:** Progressing well, with estimated completion by **February 2027** (weather and repair needs may affect this). The south side of the North Building will finish by the end of October, allowing us to reopen both pools. Notices will go out when balconies need to be cleared of furniture.
- **Seawall:** Work is delayed due to unpermitted pier work by some slip owners. DERM will not authorize the project until those permits are resolved. Please note that if permits are not secured, DERM may refuse to renew the marina permit, resulting in financial losses for all slip owners.

Other Projects

- **ELSS Project:** Plans are under review with the City of Aventura.

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President (cont. from page 2)

- **Garage Paving:** Starts in **September**. If you are traveling, please leave your car keys with a neighbor, family member, or at the office (and notify us). Cars that cannot be moved will be towed.
- **Asbestos Remediation:** The work involving the removal of the popcorn ceiling is underway. The South Building residential floors are completed. In the North building, Towers 3 and 4 are now complete. North Towers 2 & 1 will be completed by September.
- **Rotunda:** Work has started and will take 12–14 weeks.
- **Lobbies:** Our architect is finalizing structural, plumbing, and electrical plans based on the design approved in 2017.

Preventive Maintenance

The management company, KW, has launched a preventive maintenance plan. Completed items include:

- Cooling towers de-scaled and cleaned
- Rooftop mechanical rooms cleaned, painted, and new doors installed (except elevator rooms – ordered)
- Thermal Concept hired for regular maintenance of cooling towers, AC units, pumps, and motors
- Grease traps cleaned.
- Stairwell emergency lighting (floors 5 down) replaced with LED; remaining floors scheduled with 2026 budget.
- Emergency exit doors serviced, repaired as needed, and scheduled for future replacement

- Pool pump room door replaced with signage
- Ongoing replacement of light bulbs with LEDs

Total Appliance

The renewed contract with **Total Appliance** now includes **free annual AC maintenance inside each unit**. This reduces energy costs for owners and helps prevent water damage to the Association. The Annual Maintenance service will be offered from May to June and then again from September to October, each year.

Call for **Committee Volunteers**



The Board of Directors is seeking volunteers to serve on several condominium committees that support the governance, planning, and community spirit of our property. Committee service is voluntary and provides a meaningful way to contribute your time and ideas to the benefit of the Association.

Some of the committees listed below are standing committees, active year-round, while others are ad hoc, convened as needed for specific tasks or issues.

Continued on page 4





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President (cont. from page 3)

We are currently accepting volunteers for the following committees:

1. **New Owners and Tenants Screening Committee**
A standing committee that assists in reviewing applications and conducting interviews to support a smooth screening process.
2. **Budget Committee**
A seasonal committee that collaborates with the Board and Management in reviewing financials and developing the annual operating budget.
3. **Grievance Hearing Committee**
An ad hoc committee that convenes when necessary to review rule violations with fines or owner concerns and provide fair, impartial input.
4. **Social Committee**
A standing committee that plans and organizes

events to promote community engagement and social connection.

While committee meetings are best attended in person to encourage discussion and collaboration, virtual attendance via Zoom or Microsoft Teams is certainly available for those who prefer or require it.

If you are interested in volunteering, please email management@plazadelprado.com, indicating the committee(s) you wish to serve on and a brief summary of any relevant experience.

All applications will be reviewed by the Board of Directors, and appointments will be confirmed at an upcoming Board meeting.

Thank you for your interest and commitment to supporting the community.

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PARKING ENFORCEMENT

All residents are reminded that **vehicles parked on Plaza Del Prado property must be:**

- Parked **only in the space assigned** to their unit.
- **Registered with the Management Office** and displaying the official parking decal, which must **match the vehicle description and license tag it was issued to.**



Temporary or rental vehicles:

- If the vehicle will remain on property for **more than two (2) days**, you must obtain a parking pass from Security or the Management Office.

Guests and visiting family:

- If you wish to allow a visiting guest or family member to use your assigned parking space, you must inform the Gatehouse Security in advance.
- Security will issue a special parking pass **different from a general visitor pass**, or a proper parking decal when appropriate.

Private arrangements between residents/owners:

- If you temporarily exchange or share parking with another resident/owner, you must notify the Management Office. A temporary parking pass **or proper decal** will be issued for proper display and verification.

Enforcement:

- Security relies only on management-issued registration and passes for verification.
- Vehicles that are not properly registered, decal-displayed, or parked in their assigned space are subject to being **stickered or towed at the owner's expense.**

Following these rules helps avoid infractions, delays, and unnecessary towing, while keeping parking fair and organized for all residents.

Social Committee Events

Mark your calendars!

Garage Sale

Saturday-Sunday, 9/27-9/28

Bingo

Wednesday, 10/22

Kids' Halloween Party

Saturday, 10/25

International Treats

Saturday, 11/15

Bingo

Wednesday, 11/19

Holiday Party

Saturday, 12/6

(Reservation Required)

Bingo

Tuesday, 12/23



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NATIONAL GOOD NEIGHBOR DAY

While every day is a good day to be a good neighbor, Sept. 28 reminds us that in this busy, digital world, there are real people living just across the hall or a few floors away. Isn't it time to get to know them? Some celebrate Sept. 28 as National Good Neighbor Day, while others mark it on the 4th Sunday of September—but whatever day is chosen, being a considerate condo neighbor can be achieved in many ways.

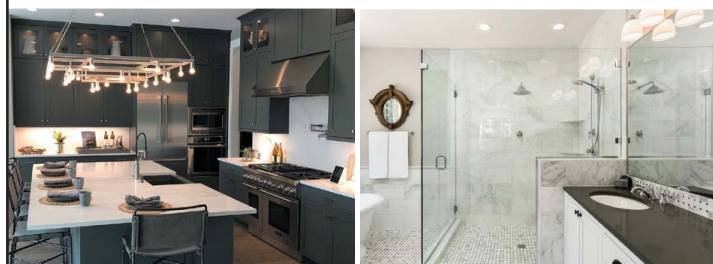


- Start with a smile and a friendly hello. If someone new moves into your building, a small welcome gift—like fresh fruit, a potted plant, or even an invitation to coffee by the pool—can go a long way.
- Respect shared spaces. Hallways, lobbies, the gym, and the pool belong to everyone. Keep noise down, clean up after yourself, and make sure your guests do the same.
- Be mindful with pets. Always pick up after them, use designated areas, and make sure barking or other noises don't disturb the peace of your neighbors.
- Keep your balcony and entry neat. A tidy space helps everyone enjoy the view and keeps the building looking its best. Dispose of trash properly, keep plants trimmed, and avoid clutter in shared areas.
- Look out for one another. If you know a neighbor who is elderly or lives alone, check in from time to time. A quick chat in the elevator or an offer to pick something up from the store can mean a lot.
- Stay aware. A community thrives when neighbors keep an eye out for one another. Report suspicious activity to building management or security, and encourage a culture of care.

There's still plenty of warm weather to invite a neighbor to join you for a casual cookout on the patio, a poolside gathering, or even a fall-themed get-together. Being a good neighbor isn't just thoughtful—it can be fun!

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