



Tower Talk

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

Volume 24 Issue 6

January 2026

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

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OFFICE HOURS

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TOWER TALK LIAISON

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Message from the Board President

Dear Residents,

Welcome to the January edition of *Tower Talk*!



A new year brings new projects, as well as the completion of several ongoing ones. Below is an update on our current initiatives and what to expect in the coming months.

First off, a special message to our fellow owners.

Thank you for your support and participation during the recent election. Your engagement is appreciated, particularly during these testing times for our community.

We chose not to campaign and instead relied on our record of work and stewardship. Your vote affirmed that approach and reinforced the confidence you have placed in us.

We remain committed to maintaining steady progress toward achieving the 40-year recertification, full compliance with ELSS requirements, and the continued protection and enhancement of property values within the community.

Thank you again for your trust and continued support.

40-YEAR CERTIFICATION PROJECTS

All required projects remain on schedule.

- West Garage: Certain areas remain unavailable due to the presence of overhead construction work - façade restoration. As previously communicated, construction is expected to move off the deck before the end of February for the North Tower and the South Towers. At that time, the portions of the upper deck currently inaccessible will be available for use.
- Electrical Project: Progress is ahead of schedule. Work inside the units

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President (cont. from page 1)

will be completed by February, and common areas by March 2026. A thermography study required for compliance has been completed, and we are currently awaiting the results.

Façade Restoration:

- The south side of the North Tower will be completed by the end of this month.
- The north side of the South Tower is expected to be completed by mid-February.
- The west side of both buildings still requires approximately 3–4 months of work.
- Final phases have already begun in both towers.

Due to the narrowness of the south street, and the safety clearance required to conduct the work over the building,

the south street will be closed. Building entrance/ exits to and from the south street will also be blocked.

- Pedestrians should use the exits through the covered parking entrance exit doors.
- Vehicles must head east and exit through the covered car parking.

We understand this is an inconvenience, but these measures are necessary to complete the Certification. Residents will receive advance notice when balcony furniture must be temporarily removed to accommodate the work.

- Sea Wall: [Update forthcoming.]

COMPLIANCE PROJECTS

- ELSS Project: A town hall meeting was held last week to explain this project. If you were unable to attend, the recording is available online. This is a complex project, and we strongly encourage everyone to watch the video, as it provides valuable information.
- Permits: All permits have been approved. The contractor has begun core drilling for the ELSS, Fire Alarm, and Stair Pressurization systems.
- Fire Panel: Our existing fire panel is out of code and will be replaced. This work will be performed by the same company handling the ELSS project.

BEAUTIFICATION PROJECTS

From an aesthetic standpoint, the ELSS project requires plumbing installations throughout the lobby ceilings, removal of fire hose enclosures, and the repositioning of pull stations and electrical devices to lower elevations. While this work is underway, we will also address beautification improvements, including:

- Installation of soffits with integrated lighting
- Removal of wallpaper (to avoid extensive patching)
- Wall sanding to a Level 4–5 finish
- Repainting of all affected areas

Thank you all for your continued cooperation, patience, and commitment to maintaining and improving our beautiful community. Together, we are making meaningful progress toward a safer, stronger, and more attractive home for everyone

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the **Social** Committee

Lots of exciting events planned. Look out for postings and invitation flyers.

Queen of the San Diego Zoo passes peacefully



Gamma the Galapagos Tortoise has passed away at an estimated age of 141, after spending about 100 of those years at the San Diego Zoo. Gamma was the oldest resident of the zoo. Gamma was an old tortoise, but not the oldest. Naturalist Charles Darwin and latter day animal enthusiast Steve Irwin both cared for Harriet the Tortoise, who lived at least 176 years and died in 2006. Gamma, cheerfully oblivious to the human chaos of two world wars and 20 new presidents during her lifetime, came to San Diego from the Bronx Zoo in about 1928. Gamma's personality was described as sweet and shy.



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