



# Tower Talk

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

Volume 24 Issue 7

February 2026

## 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 Kjos  
*assistantmanager@plazadelprado.net*  
**Front Desk**..... Tisha Chow  
*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,

Welcome to the February edition of *Tower Talk*!

We are happy to report that our 40/50-year and code compliance projects continue to make progress.

### 40-YEAR CERTIFICATION PROJECTS

All required projects remain on schedule.

### West Garage Update

As we reach the end of February, additional sections of the upper deck parking in the West Garage will be reopened for resident use as exterior restoration progresses.

The remaining rigging currently positioned over the South 1 tower will be relocated to the south street side façade. This move will clear the affected upper deck parking area and allow it to be placed back into service by the end of February.



At the north end near N1, work on the west façade of the North 1 tower is expected to be completed by the second week of March. Upon completion, the north corner section of the upper deck will also be reopened.

The contractor will also perform a targeted repair to the deck expansion joint that runs north to south across the upper deck, close to the Rotunda side. Portions of the joint were compromised due to heavy traffic patterns, which during rain allowed water intrusion in one or two localized areas of the lower deck. This is a limited scope repair. The joint will be properly sealed, and protective metal covering installed to help prevent future wear and water intrusion.

The contractor is working to close out the permit and obtain the Certificate of Occupancy. At present, the Miami Dade Fire Rescue approved Temporary Certificate of Occupancy remains in place due to the overhead construction and related safety requirements. This temporary status is expected to be lifted by mid-March once the overhead work affecting the deck area is concluded.

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

**Electrical Project Update**

The electrical upgrade project is nearing completion. Work inside the residential units is expected to be finalized by the first week of March. Upgrades to the common areas and main electrical rooms will continue through the end of March.

We have received occasional requests for assistance regarding the newly installed GFCI outlets in units. Some residents may not be familiar with how these outlets operate.

Previously, standard outlets would continue to supply power even when multiple appliances were plugged into the same receptacle, which in some cases created an excessive electrical load. This condition can generate heat and increase the risk of short circuits or other electrical hazards.

The new GFCI outlets are designed to enhance safety. When an overload or imbalance is detected, the outlet will automatically interrupt power to the outlet. If this occurs, unplug any unnecessary appliances, reduce the load connected to the outlet, and press the reset button to restore power.

These upgrades are intended to improve overall electrical safety within the building.

**Façade Restoration Update**

- The south side of the North Tower has been completed. The north side of the South Tower has also been completed.
- Work on the west elevations of both buildings is progressing steadily and is expected to be completed by early May, if not sooner. The final phases of the restoration are already underway.
- An added scope of work will include inspection, repairs, and restoration of the lower deck pool walls and select adjacent areas. Falcon Engineering



will conduct the inspections and prepare the repair scope for the restoration contractor, and for a pool specialized contractor if required.

Due to the narrow width of the south street and the continued overhead restoration and painting activities moving eastward, temporary pedestrian and vehicular re routing may be necessary from time to time. Short term parking adjustments along the south lane will also be communicated as needed to accommodate staging and ensure safety.

We recognize that this causes inconvenience. However, these measures remain necessary to complete the work associated with the 40 and 50 year recertification requirements.

Residents in specific unit lines scheduled for work will continue to receive advance notice when balcony furniture and personal items must be temporarily removed to allow access.

**Sea Wall Update**

Our project team and management continue to coordinate with DERM to advance the permit application process.

Progress on the Association’s permit remains contingent, in part, upon corrective actions being undertaken by at least two boat slip owners who are addressing existing DERM violations related to their respective slips. Continued movement on those items will assist in clearing the path for the overall seawall permitting process.

**COMPLIANCE PROJECTS**

**Engineered Life Safety System Project** ( MIRCOCM is the contractor for the project and LGC for project management):

- Fire Line and Fire Pump: As per the plans and direction from MDFR (Miami Dade Fire & Rescue), the contractors will start working on overhead fire line piping connections from the west end of the lower deck garage to the fire pump room located in the north 3 tower. This work will commence this month.
- Fire Sprinkler plumbing : The riser installation for sprinkler lines that will be installed on every floor is

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**President** (cont. from page 2)

already underway and will be completed soon. In the next phase, contractors will install fire sprinkler lines running through the hallways and branching out to drop one sprinkler head over all the unit entry doors, on the interior side. Ahead of this work the project team along with the building staff were tasked to inspect every single unit in both the buildings. The purpose of these inspections is to –

- o Sprinkler Head Installation - Check the buildout and clearance of unit ceiling (unit foyer) to determine the type of sprinkler head needed. The type means, either a vertical drop or a horizontal installation. The sprinkler lines installation work will follow immediately after the completion of the secondary door remediation. Read further to learn about the secondary door remediation.
- o Secondary Entrance - Check all units that have a second entry/exit door per the original building design, and see if these doors are operationally functional, i.e. they can be opened and self-close.
- o Inaccessible Second Doors – If the secondary entrance/exit doors are found to be blocked due to

a permanent modification or installation ( walls, built-in shelving or closet over the door, walled in room / bathroom improvements), the association is obligated to have these illegal and unauthorized modifications addressed. As mentioned in our preliminary project information communications, the association will appoint a contractor to perform door remediation by eliminating the nonfunctional ( blocked) door from the hallway side and reconstruct a firewall to match the hallway wall structure. The association or the contractor will not be responsible for any repair or restoration work of damage to the interior side that may happen during the door remediation process. The cost of door remediation is estimated to be between \$1,6000 and \$2,200 per door, and the Association will collect this from the owner of that unit. It is important to note that these modifications on the interior side are unpermitted and illegal and violate several fire codes that carry hefty fines. Owners in such a situation may have inherited or purchased the unit with the

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**President** *(cont. from page 3)*

existing conditions, nonetheless it is the current owner's responsibility now. After the inspection is complete, the management will reach out to these owners to schedule door remediation work and for the payment. This would also be a good opportunity for those owners who may be considering a similar interior modification in the future, to have their secondary doors eliminated, taking advantage of this project and mobilization. Once the project is completed, no unit will be permitted to make any modification in the units that impede the operation of the secondary door. Mandatory annual inspections (as required by the Fire Department), of these doors by the building maintenance check and report. If the doors or the doorway is modified that renders it non-operational, the association is obligated to report it to the city and the fire department to take appropriate action. The Association too will document it as a violation and institute fines until corrected.

- o Fire Alarm & Life Safety Devices – The inspection by the fire alarm crew inspects all rooms of the unit to determine the wiring path to install a fire alarm speaker in each enclosed room/ space.
- o Fire Alarm System and Panel – The project involves installation of a new and code updated fire alarm system for both buildings. The current system has one main fire panel that monitors and controls both buildings from the Rotunda office. The new installation will have independent fire panels for the North and the South buildings, with a remote monitoring system and an exclusive device in the Rotunda to view any alerts from the north or the south building. The current system will remain operational until the new system is installed, tested and approved, before making the switch.
- o Stairwell Pressurization – Part of the ELSS project is the pressurization of the stairwells. The pressurization essentially means that in a fire situation, the emergency exit stairwells are kept clear of any smoke filling in the stairwell path. This is accomplished by pressurizing the stairwell vestibule by positive air pressure that keeps the smoke from entering the stairwell from under the door crevice and whenever the stairwell doors are opened to exit. A separate crew is currently working on it and expected to have a substantial completion by March/April 2026.

**BEAUTIFICATION PROJECTS**

From an aesthetic standpoint, the ELSS project requires plumbing installations throughout the lobby ceilings, removal of fire hose enclosures (FD connection points will be available in the stairwell landings of all floors), 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) and practical maintenance and repair needs in the future.
- Wall sanding to a Level 4–5 finish
- Repainting of all affected areas.
- New AC grills

**EXCITING NEWS!!**

The former sandlot area has now been transformed into a landscaped green space for residents. In light of the building's pet population and the need for a designated pet relief and recreation area, the Board has approved the use of the fenced space as a dog park.

The park installation is complete. However, the newly installed grass requires time to establish and grow. Residents will be notified once the area is ready for use.

This will provide pet owners with a defined space where dogs may be off leash to exercise and socialize. All pets must be properly registered with the management office. All posted and written pet rules remain in effect and will be enforced.

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.

the **Social** Committee  
 Lots of exciting events planned. Look out for postings and invitation flyers.

### Sweaters from seaweed?

A new effort to find a planet-friendly clothing material took a deep dive into fibers and landed on kelp. Yes, that's seaweed and it has some things going for it. It's abundant. It grows back easily. It doesn't contain pesticides or fertilizers, and isn't infected by microplastics. Plus, when kelp is turned into fiber, it helps create a flame-resistant, biodegradable, non-toxic material.

The developer, Keel Labs, calls the kelp fiber kelsun and it has already partnered with Stella McCartney and Outerknown to release the clothes made of the fiber.







PATRICKJAIMEZ PA

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