



# Tower Talk

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

Volume 24 Issue 9

April 2026

## PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

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**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

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**Admin Asst.** .....Facundo Efimenco  
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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  
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## Message from the Board President

### 40-YEAR CERTIFICATION PROJECTS

All required projects remain on schedule. In the west garage, landscaping on the east deck will begin this month. While we aim to replicate the original renderings, we are also exploring cost-saving opportunities. The scope of work for garage painting has been finalized, and proposals are currently being requested from four vendors.

The electrical project inside residential units are now mostly complete. Work in the common areas is underway and expected to be completed soon. The thermography inspection has also been completed, and any identified items will be addressed during the final phase.



For the façade restoration, we appreciate residents who have cleared their balconies, helping avoid delays. Construction rigging is now installed along the north and south façades, and parking areas may feel more limited. Some spaces in the north tower have been temporarily closed due to debris risks, and the south-side lane may require partial closures. Please follow posted guidance and use alternate routes when directed.

Management continues to coordinate with DERM on the seawall project, and the permit review process is moving forward.

### COMPLIANCE PROJECTS (ELSS)

*Upgrades to fire protection and life safety systems throughout the building.*

The underground fire piping in the west garage has been successfully replaced with an overhead system, as required by MDFR. Additional fire pump upgrades are ongoing to meet current safety codes.



Units requiring second door remediation will soon receive scheduling notices. Following this phase, contractors will begin installing fire sprinkler lines in hallways, as well as sprinkler heads inside unit entry areas. Fire alarm speakers will also be installed within unit enclosures.

Once installations are complete, hallway walls and ceilings will be refinished.

*Continued on page 2*

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

**FIRE PANEL & LIFE SAFETY SYSTEMS**

*Modernization of building-wide fire alarm and safety systems.*

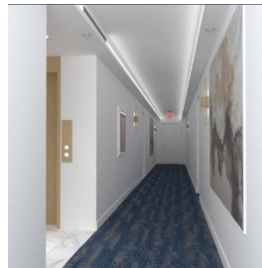
The existing fire alarm control panel will be replaced with a new system that meets current code requirements. All life safety devices in common areas will also be upgraded as part of the ELSS project. Part of the compliance will require installation of fire alarm speaker device inside the units. A recent inspection of all units was conducted to plan the scope. We thank all residents and owners for your cooperation and ongoing support towards completing these critical projects.



**BEAUTIFICATION PROJECTS**

*Upcoming hallway renovations to enhance the building's appearance.*

The scope of work for hallway renovations has been finalized, and the project is currently being bid out to five vendors.



**DOG PARK REMINDERS**

*Help us keep the dog park clean and enjoyable for everyone.*

We kindly remind all residents to clean up after their dogs and dispose of waste properly. Failure to do so may result in fines.

Please also be mindful of barking, especially during late hours. All dogs must be registered with management and wear their tag at all times.



**POOL & BBQ UPDATE**

*Enjoy our newly heated pool!*



The pool heater has been replaced, and residents can now enjoy a fully heated pool. The current BBQ units have reached the end of their useful life and are being replaced. Our maintenance team will be installing two new units and continuing efforts to improve the overall condition of the amenity.

A key factor in maintaining this area is resident cooperation. While housekeeping and maintenance perform routine cleaning, the condition of the BBQ area greatly depends on users cleaning up after themselves. Consistent upkeep from both residents and staff will help keep this amenity in good condition for everyone.

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## Social Committee

Upcoming Event- Bingo April 29th, 2026



Looking forward- future events be on the lookout for flyers for dates and more information.

- Picnic in the Party Room
- Taste of the Nations
- Garage Sales
- July 4- Ice Cream Social
- Wild Animal Show
- Hamburgers & Hot Dogs
- Kid's Halloween Party
- End of Year Holiday Party
- Monthly Bingo

Thank you for your continued cooperation, patience, and commitment to improving our community. Together, we are making meaningful progress toward a safer, stronger, and more beautiful place to live.



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# What's My HOME WORTH?



ROSA JACQUELIN | BROKER ASSOCIATE  
786.239.1283



## EARTH DAY 2026: The forest is fighting back

If you've ever doubted whether big environmental goals can actually be achieved, Pakistan has a story for you.

In 2014, the Pakistani province of Khyber Pakhtunkhwa launched an audacious goal: plant one billion trees. Skeptics were plentiful. But by 2018, a WWF audit confirmed the province had not only hit its target but surpassed it — planting 872 million seedlings with an average survival rate of nearly 89 percent, ahead of schedule, expanding the region's forests by 350,000 hectares. The International Union for Conservation of Nature called it "a true conservation success story," and the province became the first entity in the world to complete the Bonn Challenge, a global pledge to restore degraded land.



Energized by that success, Pakistan launched the Ten Billion Tree Tsunami in 2019 — a nationwide, government-backed effort to keep going. More than 500,000 green jobs were created in the process, many of them going to daily workers in rural communities who needed them most. Forest cover has measurably increased around every major planting site.

No project this large is without bumps. Independent researchers note that survival rates at some sites run lower than official estimates, and that species selection and long-term care matter as much as raw planting numbers. But even the skeptics agree: this is one of the most ambitious reforestation efforts ever attempted, and it is working.

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