



Tower Talk

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

Volume 24 Issue 8

March 2026

PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

Follow us on Instagram
[#delpradoonthebay](https://www.instagram.com/delpradoonthebay)

BOARD MEMBERS

President..... Beatriz Allende
Vice President Ted Snider
TreasurerMiguel Montanez
Secretary.....Dan Spevack
Director Michael Labella
DirectorClint Gillete
DirectorMarleine Ghabby

IMPORTANT #'S

Office..... 305-931-5643
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

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 March edition of *Tower Talk*!

40-YEAR CERTIFICATION PROJECTS

All required projects remain on schedule.

- **West Garage:** the façade project has already moved to the side of the towers and now the whole West Garage is available. At this point we will start with the landscaping. Additionally after easter, when our snowbirds go back to the north, we will finish the painting of the garage ceiling and the installation of the definitive lighting.
- **Electrical:** The electrical portion of the 40 Year Recertification project inside the residential units is now mostly complete. Work on the common area electrical systems is already underway and is expected to be completed soon. The thermography inspection of the building's electrical system has also been completed, and any items identified through that study will be addressed as part of the final phase of the project.
- **Façade Restoration Project Update:** The restoration contractor is currently working on the north side of the North Tower and the south side of the South Tower. The project continues to make good progress. We appreciate the cooperation of residents who have cleared their balconies when requested, allowing the contractors to proceed with their work without unnecessary delays. As construction rigging has now been installed along the outer façades of the north and south buildings, there may be periods when parking areas and drive lanes feel more constrained. The street lane on the south side is narrower and may require sectional closures from time to time. Please follow the posted guidance and use the alternate walkways and drive paths when directed.
- **Sea Wall Restoration:** Management continues to coordinate with DERM, and the association's permit specialist is working with the department to advance the review of the seawall restoration permit application.



Continued on page 2

President (cont. from page 1)**COMPLIANCE PROJECTS****ELSS Project**

The contractor has begun replacing the underground fire piping in the west garage with an overhead installation, as directed by MDFR. The installation of the overhead fire plumbing lines in the lower deck garage is expected to be completed by the end of the month. Additional upgrades to the fire pump system will also continue as part of the work required to bring the building's fire protection system into compliance with current codes.

Core drilling required for the ELSS, fire alarm, and stair pressurization systems has been completed, and the initial inspection of all units is now substantially complete.

Units identified for second door remediation, including those where owners have elected to voluntarily remove the second door, will soon receive their work schedules.

Following the completion of the unit door remediation, the ELSS contractor will begin installing the fire sprinkler lines in the hallways and a sprinkler head on the interior side of each unit entrance door, located above the door frame or ceiling area. At the same time, the fire alarm crew will run cabling and install the required fire safety speaker devices inside the room enclosures within each unit.

Hallway wall and ceiling refinishing will take place after the sprinkler line installation is completed.

FIRE PANEL AND LIFE SAFETY DEVICES

The existing fire alarm control panel will be replaced with a new system to meet current code requirements. As part of the same project, all life safety devices located in hallways and other common areas will also be replaced under the ELSS contract.

BEAUTIFICATION PROJECTS

We have contacted 5 companies to bid for the hallways project, and currently reviewing core details to fully understand the architectural and construction scope involved.

DOG PARK

We are pleased to inform residents that the repurposing of the sandlot on the northeast side of the property into a



designated dog park has been completed. Residents are invited to enjoy this new amenity.

To our dog owners, we are fortunate to finally have a dedicated space for our pets. **Please help keep the area clean and safe for everyone by picking up after your dog and properly disposing of waste.** Failure to clean up after your pet may result in enforcement actions and fines. Unregistered pets will not be allowed to use the dog park amenity.

Owners must remain attentive to their pets at all times while using the park. Dogs that display aggressive behavior should not be brought into the dog park, as the safety of residents and other pets is a priority.

This amenity is a privilege for our community, and continued access depends on everyone using it responsibly. Please also remember that all dogs must be registered with the management office and must display the registration tag while on the property.

The Board is currently reviewing the following matters:

Elevator Maintenance and Modernization

Our elevators, given their age, are showing increased wear and occasional breakdowns. The Board is evaluating options to improve preventive maintenance and service responsiveness. In addition, consultant reports and recommendations are being reviewed to determine whether modernization may be necessary to

Continued on page 3

Published monthly at no cost for Del Prado Condominium by Coastal Group Publications, Inc. Contact CGP at 305-981-3503 or www.cgpnnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

President *(cont. from page 2)*

improve reliability and ensure long term availability of replacement parts.

Internet and Cable TV Service Feedback

A resident satisfaction survey was recently distributed to gather feedback on the current internet and cable TV services. Your input will help guide discussions with the service provider and identify opportunities for improvement. If you missed the survey email, please scan the QR code below to participate.



Pool Heating

As residents know, only the south swimming pool is heated. A few weeks ago, the pool heater malfunctioned and, after several



troubleshooting attempts, the pool contractor determined that the unit had reached the end of its useful life and was no longer repairable. The same conclusion was confirmed by other contractors who were asked to evaluate the system.

Replacement of the heater is now underway, and we expect the pool heating to be restored soon. At the same time, we are reviewing future options to add redundancy to the system in order to improve operational reliability and consistency.

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.

NO JOB TOO SMALL
PAINTING AND MINOR REPAIRS
SATISFACTION AND QUALITY GUARANTEED

REMODELING & INSTALLATIONS
 Kitchens | Bathrooms | Interiors | Cabinets
 Vanities (New & Resurfaced)
 Baseboards & Crown Molding
 Quartz, Marble & Granite Countertops
 Popcorn Ceiling Removal | Interior Doors & Frames
 Impact Windows & Doors
 Plumbing & Electrical Service
 Ceramic Tile & Marble Installed | Mirrors

Design & Management Services
 Free Estimates
 Service & Quality
 Commercial & Residential

Specializing in condo & apartment interiors, we enhance your home's value with expert remodeling—kitchens, bathrooms, full renovations & additions. Family Owned for 40 years.

DIAMOND  REMODELERS

KITCHEN AND BATHROOM SPECIALISTS
GARAGE CONVERSIONS & ROOM ADDITIONS

JEFFREY DIAMOND **ANTHONY LASORSA**
 Lic# CC94BS00437 Lic# CGC031497
 Licensed & Insured General Contractors

305-865-9005

www.diamondremodelers.com
jeff@diamondremodelers.com



 @diamondremodelers  Diamond Remodelers
 Special Discounts will be applied for mentioning this ad



MARCH IN HISTORY



- Harvard University students in March 1939 thrilled the public with their new fad: Goldfish swallowing.
- On March 15, 1937, the first blood bank was established at Cook County Hospital, Chicago, Ill.
- On March 30, 1867, Alaska was purchased from Russia for 2 cents an acre.





PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español / Falo Português
 Selling Real Estate for over 20 years!

THINKING OF SELLING OR BUYING?

I CAN HELP. I AM AT YOUR SERVICE.

Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.

When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

Impossibly cute
(and endangered.)



National Panda Day
March 16.



Public Adjusting Services
 Professional Insurance Claim Representation

CALL US BEFORE YOUR
INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM








RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

MENTION
THIS FLYER
FOR FREE
POLICY
REVIEW

GOT PROPERTY
DAMAGE?
GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

WANTED

PRINT JOBS *anything that puts ink on paper*

Condo/HOA Services | Residential or Commercial
 Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
 Property Signage • Stickers/Decals • Window Lettering • Binding

Denizens | Businesses | Club Promoters | Restaurants | City
 Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
 Announcements • Posters-Banners • Vehicle Wraps

Contact Marc *(the newsletter guy)*
 cgpimarc@earthlink.net | 786-223-9417

What's My HOME WORTH?



ROSA JACQUELIN | BROKER ASSOCIATE

786.239.1283

