



Tower Talk

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

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PLAZA DEL PRADO CONDOMINIUM

18071 Biscayne Blvd, Aventura, FL

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TOWER TALK LIAISON

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MESSAGE FROM THE BOARD OF DIRECTORS & MANAGEMENT

As Plaza Del Prado continues to move forward through one of the most significant periods of restoration, life safety improvements, and community enhancements in its history, the Board of Directors and Management are pleased to provide this month's update on the progress of these important initiatives.

Over the past several weeks, significant milestones have been achieved across multiple projects, while new phases of work have commenced to further strengthen our community's infrastructure, safety, and long term value. Although many of these projects have created temporary inconveniences, we are encouraged that several of the most disruptive phases are now behind us, with conditions continuing to improve as more work reaches completion.

Our commitment remains focused on completing these projects responsibly, maintaining regulatory compliance, protecting the Association's assets, and making sound financial decisions that serve the long term interests of the community. We sincerely appreciate the continued patience, cooperation, and support of our residents as we work together toward delivering lasting improvements for Plaza Del Prado.

The following updates highlight recent accomplishments, ongoing projects, and other important community information.

SPECIAL ASSESSMENT & FUNDING UPDATE

Following extensive project evaluations, engineering reviews, and financial planning discussions, the Association must move forward with additional funding to complete several critical building improvement projects.

This decision was not made lightly.

Over many months, the Board has carefully reviewed available options, evaluated

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Message from Board & Management (cont. from page 1)

alternatives, and worked with financial institutions to identify the most practical financing solution while minimizing the financial impact on owners as much as reasonably possible.

However, mandatory life safety upgrades, unforeseen structural restoration requirements, escalating construction costs, insurance related expenses, and reserve funding obligations have created a funding shortfall that must now be addressed.

The Association's financing request is currently under review by the lender's underwriting department, and we anticipate receiving finalized financing terms by early July 2026. Once those terms have been confirmed, the Board will establish the funding schedule in accordance with the Association's governing documents and applicable notice requirements.

WHY ADDITIONAL FUNDING IS NECESSARY

West Garage Reconstruction

The West Garage reconstruction project represents the single largest increase in project costs.

The original engineering assessment anticipated structural repairs. However, once demolition began, engineers discovered extensive hidden deterioration within portions of the concrete slabs, together with significant corrosion of the reinforcing steel.

Based on these findings, replacement of major structural sections became the safest, most durable, and most responsible long term solution.

As a result, project costs increased from approximately \$6 million to nearly \$11 million, including the additional building code upgrades required as part of the reconstruction. The extended construction schedule also resulted in substantially higher valet operating costs, which remained necessary throughout the duration of the project.

Life Safety Compliance, ELSS and Fire Protection

Mandatory code compliance work involving fire sprinklers, stair pressurization systems, fire alarm infrastructure, asbestos abatement, garage fire protection systems, and the subsequent restoration of hallways has added significant costs to the overall capital improvement program. While these improvements are extensive, they are essential to meeting current life safety requirements and ensuring the long term protection of our residents and property.

Construction Cost Escalation

Many of the Association's original project budgets were prepared nearly two years ago.

Since that time, the construction industry has experienced significant increases in labor costs, material pricing, permitting expenses, insurance premiums, and contractor pricing, all of which have affected the remaining phases of work.

The planned funding will also include the long anticipated Main Lobby Renovation Project, allowing the Association to complete another important enhancement that will improve both the appearance and long term value of our community.

40 YEAR CERTIFICATION PROJECTS UPDATE

Major Milestones Completed

The Association has successfully completed several major components of the 40 Year Certification Program, including:

- West Garage plumbing improvements
- Underground stormwater drainage system
- Electrical certification upgrades
- Garage electrical improvements

All associated permits for these completed scopes of work have been finalized and officially closed, marking another significant milestone toward the successful completion of the Association's certification requirements.

EXTERIOR STRUCTURAL RESTORATION

Exterior concrete restoration continues to progress steadily across multiple elevations of both buildings. Construction rigging remains in place within the active work zones as crews continue restoration of the building façades.

The exterior restoration project is now approximately 75 percent complete and remains on schedule for substantial completion during the first quarter of 2027.

BALCONY SAFETY NOTICE

Resident safety remains our highest priority. Whenever exterior restoration work is being performed adjacent to a unit line, balconies located within the active construction zone must remain inaccessible to residents in accordance with OSHA safety requirements and established construction safety protocols. Residents must not access secured balconies or tamper with contractor installed locks, barriers, or other safety devices.

Unauthorized access may:

- Create serious safety hazards
- Endanger construction personnel

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Message from Board & Management (cont. from page 2)

- Cause immediate work stoppages
- Result in unnecessary project delays and additional costs to the Association

We appreciate everyone’s cooperation in helping maintain a safe work environment for both residents and construction personnel.

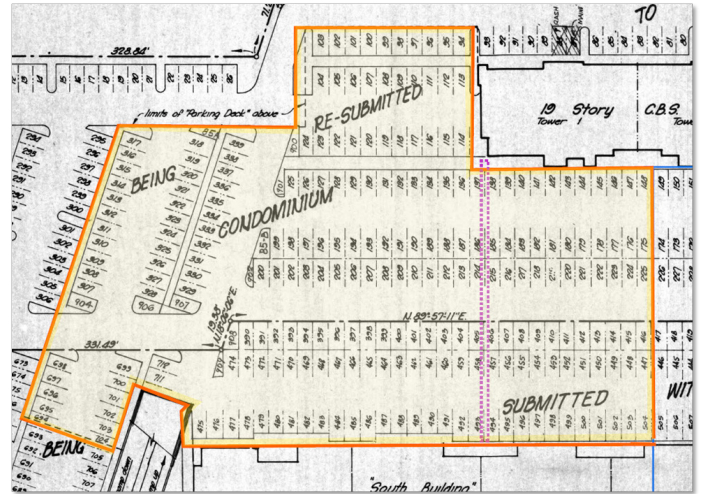
WEST GARAGE CEILING PAINTING

Following a thorough evaluation of all proposals received, together with the recommendations of the project consultants, the Board of Directors has awarded the West Garage ceiling painting project to Chuck’s Painting. Work is expected to begin during the first week of July.

The project is anticipated to take approximately two months to complete. To minimize disruption, the work will be performed in carefully planned phases, allowing only a limited number of parking spaces to be temporarily relocated at any given time. Each active work area will be enclosed with temporary plastic containment barriers to control dust and maintain a safe work environment.

Residents assigned to parking spaces within each work zone will receive approximately one week’s advance notice before their vehicles need to be moved. Temporary parking permits will be issued for relocated vehicles, and the relocation period for each section is expected to be brief as work progresses from one area to the next. Management will continue providing schedule updates, including the anticipated start and completion dates for each phase.

Please refer to the parking spaces outlined and highlighted in the illustration below. These spaces will be temporarily affected as the project progresses through each scheduled work phase.



If you expect to be away during the project period, from July through August, and will be unable to move your vehicle when notified, please make arrangements in advance with a trusted family member, friend, or neighbor to assist. Kindly provide the Management Office with that person’s contact information so they may be authorized to move your vehicle if necessary.

As an alternative, residents may leave their vehicle keys with the Management Office for temporary relocation assistance. A liability waiver will be required before this service can be provided.

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Message from Board & Management (cont. from page 3)

Throughout the project, every effort will be made to maintain normal traffic circulation within the garage. While certain drive lanes may be temporarily redirected as work progresses, the contractor has carefully sequenced the work to ensure that all drive lanes will not be impacted at the same time. Directional signage will be posted throughout the project, and residents should expect occasional traffic rerouting around active work areas.

We appreciate your continued patience and cooperation as this important improvement is completed. The phased approach has been carefully planned to minimize inconvenience while allowing the work to be performed safely, efficiently, and with the least possible impact on daily parking operations.

If you have any questions regarding the project or your parking assignment, please contact the Management Office.

SEAWALL PROJECT

The Association’s permit application for the Seawall Restoration Project remains under review by the Department of Regulatory and Economic Resources (DERM). The project engineer continues addressing agency comments as

they are received, while Management works closely with the appropriate regulatory agencies to move the review process forward as efficiently as possible.

**COMPLIANCE PROJECT UPDATE
ELSS / FIRE LIFE SAFETY**

Major life safety improvements continue to advance as the Association works toward full compliance with current fire and life safety requirements.

Current progress includes:

- Approval received from Miami Dade Fire Rescue and the City of Aventura for the sprinkler and stair pressurization systems.
- Fire alarm system plans remain under review and continue to make progress.
- Installation of rooftop stair pressurization equipment is underway and is expected to be completed by early September.
- Installation of overhead fire protection piping in the garage continues.
- Additional sprinkler requirements requested by fire officials are being incorporated into the revised construction plans.

These improvements are mandatory and represent an important investment in the long term safety of our residents, the protection of Association property, and continued regulatory compliance.

UNIT ACCESS COOPERATION

Several ongoing certification and life safety projects require access to residential units.

Owners are reminded that providing timely access for scheduled inspections and Association authorized work is essential to keeping these projects on schedule. Missed appointments or denied access can delay progress for the entire community and may result in enforcement action in accordance with the Association’s governing documents.

We sincerely appreciate the continued cooperation of residents who promptly accommodate scheduled access requests.

**HURRICANE SEASON
PREPARATION**

Hurricane season is underway, and residents are encouraged to prepare early. Please remember to:

- Review your HO 6 insurance coverage.
- Confirm your windstorm and loss assessment coverage.



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PROFESOR DE NATACIÓN

Marcelo Itzcovitch
SWIMMING INSTRUCTOR

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APARTAMENTO 1401, SOUTH 2

305-986-9313
APARTMENT 1401, SOUTH 2

Message from Board & Management (cont. from page 4)

- Update your emergency contact information with the Management Office.
- Review the Association’s Hurricane Preparedness Guide.
- Develop your family’s emergency preparedness and evacuation plan before a storm approaches.
- Preparation today helps protect everyone tomorrow.

DOG PARK & PET REMINDERS

Please help keep the Dog Park clean, safe, and enjoyable for all residents. Residents are reminded to:

- Clean up after pets immediately.
- Dispose of pet waste properly.
- Keep dogs under control at all times.
- Be mindful of excessive barking, particularly during late evening and overnight hours.
- Ensure all pets are properly registered with the Management Office.
- Dogs must display current Association registration tags. Violations may result in enforcement action and applicable fines.

COMMUNITY SECURITY REMINDERS

Guest Access: Please pre authorize your guests before their arrival to help avoid delays at the entrance gates.

Parking Compliance: Unauthorized parking remains subject to enforcement, including towing when applicable.

Construction Areas: Please observe all posted signage and follow staff directions regarding temporary traffic rerouting, work zones, and construction related restrictions.

SOCIAL COMMITTEE UPDATE

A sincere thank you to our Social Committee for the time, creativity, and dedication they continue to invest in bringing our community together through activities that strengthen neighborhood connections and make Plaza Del Prado an enjoyable place to live.



Upcoming events include:

- Community Garage Sale, June 20 and 21
- Bingo Night, June 24



With the excitement of the FIFA World Cup continuing throughout June and July, residents are invited to enjoy the matches together in the Adult Game Room, located on the main lobby level of the South 1 Tower. The television has been dedicated to World

Cup viewing throughout the tournament, providing a fun opportunity for soccer fans and neighbors to gather and cheer on their favorite teams together. The Social Committee is also planning a special community watch party for the FIFA World Cup Semi Finals and Championship Final. Additional details will be announced soon.

We encourage everyone to participate, meet your neighbors, and enjoy these opportunities to build an even stronger sense of community.

LOOKING AHEAD.

The Board of Directors and Management sincerely appreciate the continued patience, understanding, and cooperation of our residents throughout these important improvement projects. Together, we are strengthening Plaza Del Prado’s infrastructure, enhancing resident safety, preserving property values, and investing in the long term future of our community.

Thank you for your continued support and partnership as we move Plaza Del Prado forward.





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SWIPE RIGHT FOR WRINKLES

Beauty influencers have found their newest enemy — and their newest cash cow. A recent Wall Street Journal report spotlighted the growing panic over “tech neck,” the horizontal lines that form across the neck from constantly looking down at smartphones. Influencers have swooped in with a parade of solutions: specialty neck creams, silicone masks, massage rollers, and futuristic LED red-light collars, turning a modern insecurity into a booming profit center.



But creased necks are just the opening act. Americans now average roughly five hours a day on their phones, and the body is keeping score. Digital eye strain — headaches, dry eyes, and blurred vision — affects millions who blink half as often while scrolling. Tilting your head down at 45 degrees puts up to 60 pounds of pressure on the cervical spine, leading to chronic neck and back pain. Then there’s the invisible toll: disrupted sleep from blue light exposure, increased rates of anxiety and depression, and studies linking heavy screen time to reduced gray matter volume in the brain.

So the next time an influencer sells you a \$90 neck serum, maybe just try looking up.

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