

Tower Talk

A Newsletter for the Residents of
Plaza Del Prado Condominium

Volume 25 Issue 1

August 2026

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

August continues to be a busy period at Plaza Del Prado as several major projects move forward simultaneously throughout the property.

The exterior restoration and ELSS Life Safety projects continue to make substantial progress, while planning is underway for the next phase of garage painting. At the same time, Management continues coordinating with Florida Power & Light regarding inspections of the electrical vaults, working with Miami Dade County on the seawall permit, and preparing for the transition to a new security company.

Behind the scenes, another important process is underway, preparation of the Association's 2027 operating budget. The annual budget provides the resources necessary to maintain the property, provide essential services, properly maintain our building systems, meet insurance and contractual obligations, and plan responsibly for the year ahead.

As we continue through this significant period of restoration and regulatory compliance, the Board and Management remain focused on completing the mandated work while also looking ahead to the future needs and priorities of the community.

The following updates provide more information about these activities and several important building operational matters.

PROJECT UPDATES, AUGUST

Exterior Restoration and 40/50 Year Certification

The South Coast exterior restoration project remains on schedule and continues making steady progress.

Based on the current construction schedule, the project is expected to be substantially completed by the end of 2026 or January 2027, weather permitting.

In addition to the ongoing exterior restoration work, the contractor is performing restoration of stairwell landings where repairs have been identified and directed



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

by the project engineer. This work is also part of the overall 40/50 Year Certification project.

As work progresses, residents are reminded that construction areas must remain restricted for safety. We appreciate everyone's continued cooperation while the contractor works through the remaining areas of the property.

FPL Electrical Vault Inspections

During a recent visit to replace a faulty transformer, Florida Power & Light personnel identified an area of delaminated concrete inside one of the property's electrical vaults.

Plaza Del Prado has four FPL electrical vaults. These vaults remain locked and are under FPL's jurisdiction and control.

Because the Association already has an active structural restoration project underway, Management is coordinating with FPL to provide our General Contractor and project engineer access to the vaults so that the concrete conditions can be properly inspected. Any necessary repairs can then be identified and addressed accordingly.

Under FPL safety requirements, an electrical vault must be de energized before engineers or contractors can enter it. This requirement is mandatory.

De energizing the electrical system will require a complete power outage affecting both the North and South Buildings. During such an outage, normal electrical service to the buildings will be interrupted, including equipment serving water, hot water and air conditioning.

The elevators and certain common area emergency lighting are supported by the property's emergency generators during a power outage.

Management is working with FPL, the engineer and contractor to coordinate the inspections and minimize the disruption as much as reasonably possible. No outage schedule has been finalized at this time.

Residents will receive advance notification once the dates and details are confirmed with FPL.

ELSS Life Safety Project

The ELSS project continues to make significant progress throughout the property.

The extensive fire sprinkler plumbing work within the garage is approaching completion. The contractor is continuing connections to the individual stairwell risers

and installing sprinkler protection in required common areas, including the lower garage level lobbies and storage areas, as the stairwell riser work advances.

The Fire Alarm crew is also actively working within the stairwells installing the vertical wiring infrastructure required for the new fire alarm system.

Another major component of the project is stairwell pressurization. The contractor has completed installation of the rooftop pressurization fans serving the South Building towers and is now making progress with the North Building installations.

As the various components are completed, the contractors will schedule required interim tests and rough inspections with the appropriate authorities. These inspections are important milestones before subsequent phases of the work can proceed.

There is still considerable work ahead, but each completed section brings Plaza Del Prado closer to completing this major life safety compliance project.

Lower Deck West Garage Painting

The painting contractor has recently been appointed for the Lower Deck West Garage painting project.



Following the initial site walkthrough and discussions with Management, work is underway to finalize the phasing plan. The current goal is to begin painting by the end of August.

Careful phasing is particularly important for this project. Rather than displacing a large number of vehicles at one

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

time, the garage will be divided into manageable work areas. This will limit parking displacement while maintaining vehicle circulation through the garage with appropriate temporary detours.

Based on preliminary discussions, the contractor estimates approximately two weeks to complete each phase.

Before work begins in an affected area, Management will provide residents with instructions regarding temporary vehicle relocation, affected parking spaces, traffic circulation and the anticipated duration of the phase.

Your cooperation in moving vehicles when requested will be important in helping the contractor maintain the schedule.

Seawall Project

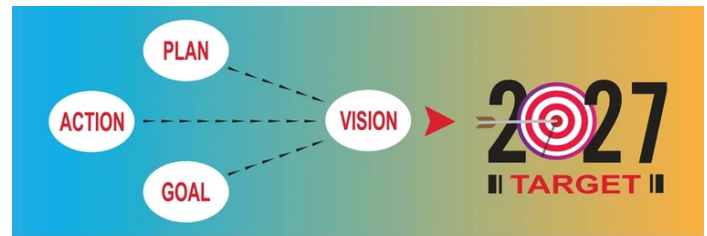
Management continues working with Miami Dade County DERM to advance the Association's seawall permit application.

We have also been working with the County regarding the remaining individual boat slip matters. Management has been successful in obtaining flexibility that would allow the Association's seawall permit to move forward while a limited number of individual boat slip applications may require additional time to resolve their respective violations.

The Association's seawall permit remains under County review. We continue following up with DERM and look

forward to receiving the permit so that the Association can proceed with this important project.

PLANNING FOR 2027



The Annual Budget Process

The Budget Committee is actively reviewing the Association's financial performance and Management's preliminary 2027 operating budget.

Preparing a condominium budget of this size requires considerably more than simply carrying forward the previous year's numbers. The Committee reviews current expenses, actual operating performance, contractual increases, insurance requirements, payroll and staffing costs, utilities, repairs and maintenance, anticipated building needs and other financial obligations.

The Board, Budget Committee and Management understand the importance of controlling expenses and keeping Association dues as close to current levels as reasonably possible.

At the same time, the budget must provide sufficient funding to properly operate and maintain a property consisting of

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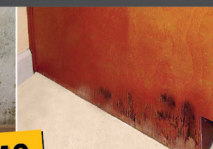
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Message from Board & Management (*cont. from page 3*)

622 residential units, eight residential towers and extensive common facilities. Essential building services, repairs and maintenance, contractual commitments, insurance coverage and other Association obligations must be adequately funded.

The budget ultimately provides the resources necessary to execute the Association's operating plans for the coming year. An unrealistically low budget may look attractive on paper, but it does not eliminate the expenses or obligations the Association must meet.

Residents interested in learning more about the process are encouraged to attend the upcoming Budget Committee workshop sessions as observers. These meetings provide an opportunity to see how the Committee evaluates expenses and works through the proposed budget.

Please look for future meeting notices announcing the upcoming budget workshops.

LOOKING BEYOND THE MANDATED PROJECTS

Much of the Association's attention and financial resources over the past several years have necessarily been directed toward mandated projects, including structural restoration, 40/50 Year Certification and ELSS Life Safety compliance.

These projects must remain our immediate priority until they are successfully completed.

However, there will come a time when we can begin looking beyond the mandated work and discuss what residents would like to see improved next at Plaza Del Prado.

What areas of the property are most important to you? Are there amenities, common areas, landscaping improvements, building appearance projects or other enhancements that you believe should receive consideration?

The Board is considering opportunities to gather resident input on future community priorities. Any such ideas would need to be evaluated for feasibility, cost and available funding before becoming an Association project.

More information will be shared as we get closer to that stage.

BUILDING OPERATIONS**Elevator Outages, Why They Still Happen**

Few building issues create more immediate frustration than an elevator being out of service. We understand why. Plaza Del Prado has one elevator serving each residential tower,

so when an elevator is unavailable, residents of that tower feel the impact immediately.

Management continues working to improve the things that are within our control, including service response, preventive maintenance, communication, contractor accountability and maintaining certain recommended spare parts when practical. What we cannot eliminate entirely is the reality that our elevators are aging systems, many components are becoming obsolete, and each tower has only one elevator.

Mechanical and electronic equipment will occasionally fail. When an obsolete component fails, locating a replacement, programming the component when required, installing it, testing the elevator and safely returning it to service can take time.

Elevator reliability is also affected by everyday use. Holding or physically preventing elevator doors from closing, repeatedly obstructing door sensors, forcing doors, or otherwise interfering with the normal timed door cycle places additional stress on door operators, sensors and related components. What may appear to be a harmless attempt to hold an elevator can contribute to faults and equipment failures.

Management will continue pursuing the best service response and preventive maintenance available to us. However, until the elevators themselves are eventually modernized, occasional equipment failures and downtime cannot realistically be eliminated.

Residents can help by allowing elevator doors to operate normally and promptly reporting unusual noises, door movement or other operating conditions to Management.

HOT WATER:***When The Problem May Not Be The Building System***

When a resident suddenly experiences a lack of hot water, the natural assumption is that something has failed with the building's central hot water system.

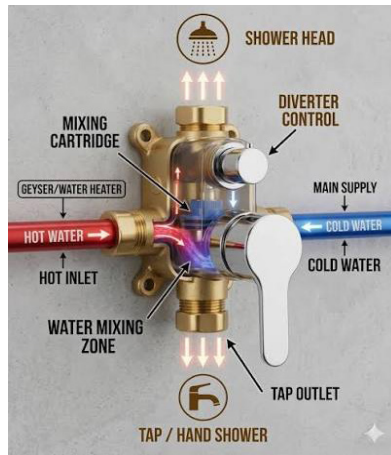
Our experience has shown that this is frequently not the case. A significant majority of localized hot water problems investigated have ultimately been traced to plumbing conditions inside individual units.

One of the most common causes is a cross connection, sometimes called back feeding, between the hot and cold water lines.

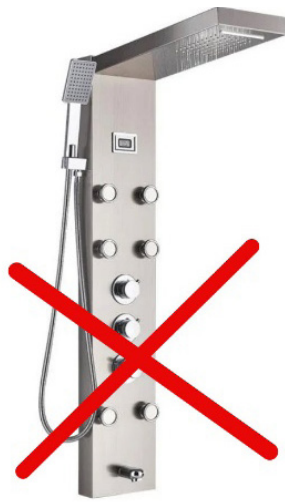
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Message from Board & Management (cont. from page 4)

This can occur when shower fixtures, mixing systems or other plumbing components are improperly installed or modified. We have encountered situations where hot and cold connections were reversed, improperly connected, or combined without the correct mixing valve.



Because Plaza Del Prado uses a circulating hot water distribution system, an improper connection inside one unit can allow cold water to feed backward into the hot water line. The result can be reduced hot water temperatures affecting multiple apartments or even a larger section of a tower.



Finding the source can be a complicated process. The building's plumbing specialist may first need to test different sections of the distribution system, isolate the affected tower or plumbing line, and then inspect individual units along that line until the source of the cross connection is identified.

This is one reason residents should never undertake plumbing modifications without ensuring that the work complies with Association requirements and is performed by properly qualified professionals.

When reporting a hot water problem, please provide Management with as much information as possible, including when the problem started, whether there is no hot water or simply reduced temperature, and whether the condition is continuous or intermittent.

Security Services Transition

The Association is preparing for a transition to a new security service provider. Following the Board's review of the Association's security needs, service expectations and available proposals, South Florida Security Group has been selected to provide security services for Plaza Del Prado.

The transition is being planned carefully to provide continuity of service and allow the incoming security team time to become familiar with the property, post orders, visitor procedures, patrol responsibilities and other community requirements.

Residents will receive additional information before the transition takes place.

The objective is not simply to change companies, but to continue improving security operations, supervision, accountability, resident service and the overall effectiveness of the security program.

COMMUNITY COMPLIANCE

Deterring Unauthorized Short Term Rentals

Management continues to actively monitor online rental platforms for unauthorized short term rental listings involving units at Plaza Del Prado.

The Association's leasing restrictions do not permit short term rentals. When Management identifies a suspected listing, the matter is investigated and, when appropriate,

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Message from Board & Management (cont. from page 5)

reported to the City and other applicable authorities.

This monitoring has produced results. A number of owners found advertising or operating unauthorized short term rentals have been identified and reported, resulting in enforcement action and, in some cases, substantial fines by the appropriate authorities.

Management will continue monitoring online rental activity and taking appropriate action when violations are identified. These efforts are important not only for enforcing the Association's leasing requirements, but also for maintaining the residential character and security of the community.

Unauthorized Unit Remodeling

Management also continues to monitor construction and remodeling activity within individual units.

Unit renovations must comply with the Association's alteration requirements and, when applicable, obtain the required governmental permits before work begins. Unauthorized work can create concerns involving plumbing, electrical systems, structural components, fire and life safety

systems, waterproofing, and other building infrastructure that may affect neighboring units or Association property.

When Management becomes aware of suspected unauthorized or unpermitted construction, the matter is investigated and appropriate action is taken.

Owners are reminded to contact the Management Office before beginning renovation or remodeling work to confirm the Association's requirements.

IMPORTANT COMMUNITY RULE REMINDERS

While we are pleased to report that some frequently observed violations have decreased, violation management continues to occupy a considerable amount of Management and Security time. Many of the issues we continue to encounter are entirely avoidable.

Please review these important reminders with everyone in your household.

Slow Down, 5 Mph Means 5 Mph

Do not speed in the garages or on property roadways. The posted 5 MPH speed limit applies throughout the property

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Message from Board & Management (cont. from page 6)

and must be observed at all times.

Electric scooters and electric bicycles must also comply with the 5 MPH speed limit. Riders must travel safely with regular vehicle and pedestrian traffic and remain aware of vehicles entering and exiting parking spaces.

The parking garage is not a racetrack or playground. Please speak with your children about the danger of racing bicycles, scooters or other devices through the garage and around moving and parked vehicles.

Pets Must Be Leashed

All pets must be on a leash from the moment they leave the apartment until they return.

Please do not stop in interior common areas, garages, walkways or other undesignated areas to allow your pet to relieve itself.

Allowing pets to relieve themselves in these areas is a nuisance and a violation of the Association's rules. Designated pet areas are provided on the property, please make it to one of those areas.

The Association is determined to take strong enforcement action against repeat offenders. Please be considerate of your neighbors and use the designated pet areas.

Park Only Where You Are Authorized To Park

Save yourself a fine and towing charges. Residents must park only in their assigned parking spaces.

Residents and guests must also ensure that their vehicles display the proper decal, parking permit or other required authorization.

Vehicles parked in unauthorized spaces or without the required decal or parking permit are subject to towing without prior notification.

Before leaving your vehicle, make sure you are parked where you are authorized to park.

Keep The Hallways Clear, At All Times

Do not leave personal items in the hallways, not even directly in front of your apartment door and not even temporarily.



Shoes, boxes, bags, carts, furniture, decorations and other personal belongings may not be left in the hallways.

Residential hallways are common areas and part of the building's emergency egress system. They must remain completely clear of personal property and other obstacles at all times.

These rules apply to everyone. With 622 residential units and hundreds of residents, guests, employees and contractors using the property every day, consideration for our neighbors and respect for the community rules make a meaningful difference.

COMMUNITY IMPROVEMENTS**North Auditorium, Restored And Ready For Use**

The Plaza Del Prado Maintenance team recently completed an in house project to restore the North Auditorium and return the room to active use.

The auditorium is one of the Association's two social rooms available to residents for private events and gatherings. The improvements were completed primarily through the efforts of our own Maintenance team, allowing the Association to refresh the space while making good use of our in house resources.

This month, the North Auditorium will also serve the wider community as one of Miami Dade County's designated voting locations.

Residents are welcome to stop by and take a look at the refreshed auditorium. Those interested in reserving the room for a private event may contact the Management Office for information regarding availability, reservations and applicable requirements.

We appreciate our Maintenance team's work in bringing another community space back into active use for our residents.

HURRICANE SEASON REMINDER

We remain in the active portion of hurricane season. Residents should continue reviewing their individual hurricane preparations, including HO6 insurance coverage, emergency contact information, medications, supplies and

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Message from Board & Management (*cont. from page 7*)

arrangements for their units if they plan to be away from the property.

Please also remember that balconies should remain free of unsecured objects that could become dangerous during high winds.

Residents should monitor Association communications whenever tropical weather threatens South Florida, as building specific instructions will be distributed when necessary.

COMMUNITY CORNER

Plaza Del Prado continues through one of the most significant periods of restoration and infrastructure improvement in the property's history.

Construction is disruptive, inspections sometimes require temporary inconveniences, and maintaining aging building

systems presents challenges that cannot always be resolved instantly. At the same time, considerable progress continues to be made.

The Board of Directors and Management appreciate the cooperation of our residents as these projects move forward. Our shared objective remains completing the required work, maintaining essential building services, planning responsibly for the future, and continuing to improve the safety, appearance and long-term value of Plaza Del Prado.

Social Committee Events

8/26- Bingo 7PM-9PM

9/6- Business Expo (details to come)

10/3-10/4 Garage Sale 9AM-5PM

10/28- Bingo 7PM-9PM

10/30- Kid's Halloween Party



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