

# Ocean One Waves

June 21 Issue 12

February 2021

**OCEAN ONE**  
**Condominium Association**  
19333 Collins Avenue  
Sunny Isles Beach, FL 33160

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**February**

Published monthly at no cost for Ocean One Condominium by Coastal Group Publications, Inc. Contact CGP at 305-981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

♥ Happy Valentines Day ♥

## LETTER FROM THE MANAGER

Dear Ocean One Residents,

The cat is out of the bag. I'm sure you've heard by now that after 7 years at Ocean One my last day will be Friday March 26, 2021. My husband and I will be relocating out of Florida and focusing on starting a family.

Throughout my years at the property, I have had the pleasure of meeting and assisting each and every unit owner at Ocean One. Knowing and interacting with you has been the most gratifying aspect of my job. This position has challenged me and forced me to grow in ways that I could never have imagined when I first started. It has been far more than a job for me. As I move forward in building my life, Ocean One and its residents will always have a special place in my heart. I will forever benefit from the skills I've learned and challenges I've faced while working here. From the bottom of my heart, thank you for trusting me to care for your home.

On a lighter note, I am happy to announce that my successor has been chosen. His name is Cesar Garcia. Cesar has worked in property management for 14 years and comes to us from Courts Brickell Key where he managed for 8 years. Cesar has a strong background in customer service as well as extensive knowledge about property operations and project management. He has successfully planned and executed large projects such as: cooling tower replacement, common area renovations, painting, concrete restoration and waterproofing. I have had the opportunity to spend time with Cesar and am confident that his knowledge, attitude, and work ethic will be an asset to the property and provide for a smooth transition. Cesar is eager to be here and looking forward to meeting and getting to know all of you.

Cesar will be at the property working with me for the next 2 months to make this change as seamless as possible and to make sure that he is fully briefed on all building operations and projects. If you find yourself with the time, feel free to stop by the Office to say hi.

*Continued on page 2*

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

Some upcoming projects and repairs you can look forward to this year include:

- Replacement of the tennis court fence
- Beautification of the landscaping in the back of the building
- Cleaning, sealing, and tinting of our entrance pavers
- Repairs of the floor in the large tiki hut
- Engineering assessment for solutions to stop beach sand from intruding on our back walkway
- Replacement of 1 missing medjool palm at the entrance of the property

We look forward to a productive, quiet, healthy, and happy 2021 at Ocean One.

Sincerely,  
Monique Perez  
Property Manager, LCAM  
Ocean One at 194<sup>th</sup> Condominium

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## GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People's lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you've sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you—you may find that the type of insurance you have is no longer necessary.



Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter's or homeowner's insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

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