

Ocean One Waves

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December 2019

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

BOARD OF DIRECTORS

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- Treasurer** Mr. Lewis Thaler
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- Secretary**..... Hellen Soriano
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- Director** Pedro Sanchez
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DECEMBER

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President's Letter

Dear fellow residents,

The following projects are currently ongoing or will begin within the next few weeks:

- Painting & Waterproofing Project - Currently 68% complete with an overall estimated completion date of June 2020.
- Beach fence restoration – Maintenance is working on restoring all the chipped paint on the aluminum fencing along the east side of the property.
- Epoxy application on floors outside trash rooms – This will improve the appearance of the garage and prohibit large stains from forming on the floor outside the trash rooms.
- Replacement of Jacuzzi Diamond brite – The diamond brite is faded and deteriorating. It does not match the pool and needs to be re-done
- Installation of parking bumpers on valet ramp – The bumpers were removed when the ramp was waterproofed and will be put back by in-house maintenance staff saving the Association approx.\$10K

On December 5th, three Board meetings took place. Proxies that had been sent to the Association and ballots for electing Board members were counted. The results were as follows:

2019 Painting and Waterproofing Project Deficit Assessment Vote Results:

- Total votes received: 99
- Votes in favor of option 1 – \$1.6M Assessment - No reserves: 2 votes
- Votes in favor of option 2 - \$1.2M Assessment - \$360,000 in reserves: 2 votes
- Votes in favor of option 3 - \$968,000 Assessment - \$660,000 in reserves: 95 votes

During the meeting, Option three (3), as approved by the Membership, was subsequently adopted by your Board of Directors. Accordingly, \$986,000 will be billed to the membership and an additional \$660,000 in reserve funds will be allocated to the 2019 Special Assessment

Continued on page 2

President (cont. from page 1)

Partial Funding of 2020 Reserve Contribution and Budget Adoption Voting Results:

Total Votes Received: 102

Votes in favor of partially funding the reserves: 96

Votes against partially funding the reserves: 6

During the Meeting, the Proposed 2020 Partially Funded Reserve Budget was adopted. Accordingly, beginning January 1, 2020 the monthly maintenance fee will increase approximately 3%. You will be receiving payment coupons in the mail at your listed mailing address. If you have any questions please contact the Management Office.

Election of the 2020 Board of Directors Voting Results:

Ballots received were counted, and, as a result, the 2020 Board of Directors is comprised by:

- Tamara Benson, President 98 votes and 2 year term
- John Durante, Vice President 98 votes and 2 year term
- Pedro Sanchez, Director 93 votes and 1 year term
- Other Board Members that were not up for election:
 - Hellen Soriano, Secretary
 - Lewis Thaler, Treasurer

Holiday season is now in full swing at Ocean One. The landscape lighting is on, the Christmas tree and Chanukah menorah are up in the lobby, and the snowbirds are back. Please be considerate of both our staff and neighbors during this hectic month, when our facilities become more crowded. It is a time to count all our blessings and appreciate the wonderful home we share.

At this time, on behalf of the Board of Directors, I would like to wish all a Merry Holiday and a wonderful New Year. We look forward to working diligently on your behalf, to complete the Painting and Waterproofing Project, and embark on new projects that will enhance the building and your lifestyle.

Respectfully, Tamara Benson

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Salsa Dancing

“Every day brings a chance for you to draw in a breath, kick off your shoes and dance.” – Oprah Winfrey

Argentinean tango anyone? Salsa dancing? Come join your Ocean one neighbors and let’s dance!



If you would like to be a part of a new class and learn some cool dance steps, let the office know so that we can organize the day and time that works for everyone!

“Nobody cares if you can’t dance well. Just get up and dance.” – Martha Graham

Recipe for Latkes

- 4 medium potatoes
- 1 medium onion
- 2 eggs
- 3/4 cup matzah meal (flour or bread crumbs can be substituted)
- salt and black pepper to taste
- vegetable oil



Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually while mixing until the batter is doughy, not too dry. (you may not need the whole amount, depending on how well you drained the veggies). Add a few dashes of salt and black pepper. Heat about ½ inch of oil to a medium heat. Form the batter into thin patties about the size of your palm. Fry batter in oil. Be patient: this takes time, and too much flipping will burn the outside without cooking the inside. Flip when the bottom is golden brown. Place finished latkes on paper towels to drain. Eat hot with sour cream or applesauce.

If you’d like to try something a little different, add some bell peppers, carrots, celery, or other vegetables to the batter to make veggie latkes!

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