

# Ocean One Waves

June 21 Issue 10

December 2020

## OCEAN ONE Condominium Association

19333 Collins Avenue  
Sunny Isles Beach, FL 33160

### BOARD OF DIRECTORS

- President**..... Tamara Benson  
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- Vice Pres.** ..... Mr. John Durante  
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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,

As the year is coming to an end, staff and management are busy trying to complete many small projects as well as preparing the building for the influx of residents and family guests coming to sunny Florida for the holidays.

Many improvements to the property or projects were completed during the past month or will be completed this month. The most visible or important ones are:

1. New LED lamp heads were installed on the post lamps surrounding the entrance to our building giving them a more modern appearance.
2. A replacement for the garage beach access door was ordered and should be installed mid-December. The door vendor will be installing an automated swing door that will not get stuck with the wind or let in a large amount of rain water like the current door does.
3. The cooling towers were cleaned earlier this month and new shut off valves were installed.
4. The Painting/Waterproofing project is officially completed! All permits have been closed and punch list items have been addressed. The only item pending to close out the project completely is the closeout packet from Amicon (the project management firm) which will include the project permits, plans, meeting minutes and agendas, warranties etc. We should have the closeout packet before the end of the month.
5. All the lighting (sconces, lamps and chandeliers) in the main lobby and elevator lobbies are being changed to a uniform white, cool light as soon as the bulbs arrive this month. Additionally, the decor of elevator lobbies has been freshened up by the addition of a new lamps and plants on the console table.
6. The receiving area has been updated with a new gate, new lights and a general cleaning. New asphalt which will be applied in December and will go a long way in enhancing the appearance of this area that receives such high traffic from contractors and deliveries.
7. The Immediate Family Registration System is now operational. The majority of the registration forms have been collected and all the information received has been put into our database. The immediate family and guest policies are currently being enforced. **Anyone who has not submitted an immediate family registration form will not be permitted to have family stay in their unit while they are not here until that form is received.**
8. The Parking Enforcement Program will become operational as of January

*Continued on page 2*

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

1, 2021. Presently all vehicle information has been collected and now Management is working on establishing the protocol for enforcing the parking rules. Once completed, our Security staff will be trained to enforce them. If you have more vehicles than parking spaces allotted, you might want to consider renting a parking spot from the Association. Make sure you do so in a timely manner as there are only a few rental spots available.

9. All equipment on the property has been checked per routine maintenance and preventative maintenance protocols and is in working condition. A full audit of all our assets has been completed and the next step is for us to put each asset and its corresponding preventative maintenance protocol in our work order system as recurring work orders. This month we will begin the transition process to Upkeep technologies maintenance management software. The transition should be finalized by early January 2021 so that we can begin to leverage the system's technology to more efficiently complete and track maintenance work orders and preventative maintenance tasks.

10. The installation by Hotwire of the fiber optic cable/internet/security system is almost complete. All individual units are now wired for cable and internet and Wi-Fi

in the interior common areas is now up and running. All interior cabling for the camera system is also complete, and Hotwire is presently working on installing the cable for the exterior Wi-Fi and security cameras. We expect the project will be completed by the end of January. Once all work is complete, we will receive a closeout packet from Hotwire with all the plans and specs for the installation to keep with our records.

Many of you have noticed and commented on the constant encroachment of sand from the public beach into our walkways. This has become a constant and severe problem since tropical storm Eta in November. Our engineer and

the Property Committee have met to evaluate possible solutions to keep the sand off the walkways along the back fence. Our maintenance department has installed a plywood barricade at the north and south ends of the beach walk for testing purposes. Also, the Property Committee is looking at renting (with option to buy later) a machine to clean the garage and beach walk.

At the Association's Annual Meeting, held December 3, 2020, the Board of Directors for 2021 was announced. As there were 3 vacancies and only 3 submissions for intent to run (submitted by existing Board members), no elections were necessary. Thus, Mr., Lew Thaler, Mrs. Hellen Soriano

*Continued on page 3*

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**President** (cont. from page 2)

and Mr. Pedro Sánchez were elected automatically. The composition of the Board is as follows:

- A. Tamara Benson - President - 1 year term
- B. John Durante - Vice President - 1 year term
- C. Lewis Thaler - Treasurer - 2 year term
- D. Hellen Soriano - Secretary - 2 year term
- E. Pedro Sanchez - Director - 1 year term

During the meeting, the proxy votes were tallied and results for the three items read.

1. Vote on Amendment to Article 3.3(d) of the Declaration of Condominium to assign maintenance and repair of cabana awnings of privately held cabanas to their owners

**105 Votes**

**YES votes: 100**

**NO votes: 5**

2. Vote on Amendment to Article 3.3(b) of the Declaration of Condominium to assign maintenance and repairs of garbage motors and chain drive to individual garage owners

**105 Votes**

**YES votes: 99**

**NO votes: 6**

3. Vote by members to consent to the Board of Directors' acceptance of the commitment to close the Up to \$750,000.00 Revolving Line of Credit Facility Converting to term Loan offered by Banco Popular North America (The Line of Credit is to be used to repair damage to the common elements by a Hurricane or other Peril only if a state of emergency is declared by the Governor of Florida).

**105 Votes**

**YES votes: 88**

**NO votes: 17**

At this time I would like to thank the Property Committee, chaired by Mr. Gordon Silverman, for their guidance and leadership during our two major projects (Waterproofing/Painting and Migration to Fiber Optic Cable/Wi-Fi) as well as other projects addressed throughout the year.

Thank you to Mrs. Eva Campolieto for creating our beautiful holiday decorations in the main lobby and the spa.

And finally, many, many thanks to our Management and staff, for your tireless efforts to create a beautiful and safe home for us during this very difficult year.

Wishing all a wonderful holiday season and a safe, Healthy and Happy New Year.

Respectfully, Tamara Benson

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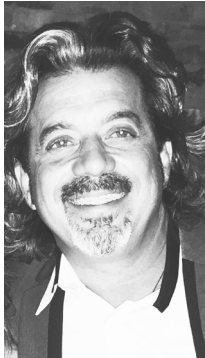
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