

Ocean One Waves

Volume 20 Issue 12

February 2020

OCEAN ONE
Condominium Association
19333 Collins Avenue
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February

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President's Letter

Dear fellow residents,

A few months ago, the Board announced two major projects: the Immediate Registration System and the Vehicle Registration System. We provided all owners, via email or the Management Office, forms to be completed and returned. During this time, we have been collecting and updating the data on file, and our expectation is for these systems to go into effect March 1, 2020.

Please ensure that the office has your updated information on file **to avoid putting yourself, your family, your guests, or our staff in an uncomfortable situation. These new protocols will permit the Association to have reasonable advance notification of persons lawfully entering Ocean One, to permit the Association to issue temporary parking passes to lawful occupants, to permit the Association to provide printed rules to each legitimate occupant, and to permit the Association to reasonably enforce the occupancy and use restrictions governing Ocean One.**

"IMMEDIATE FAMILY" GUEST REGISTRATION FORM

Pursuant to Ocean One's Rules and Regulations, if a unit owner is not in residence, only pre-registered and approved "immediate family" members may be invited to stay in a unit overnight. Ocean One recognizes "immediate family" to mean **only** the spouse, parents, children, grandchildren, and sibling(s) of the unit owner. In addition, any children under the age of 21 **must be** accompanied by an "immediate family" member over the age of 21.

The Board of Directors has become aware of the occurrence of frequent and repeated short-term occupancy and use of condominium units during the absence of unit owners by persons who are not related to the unit owner or otherwise approved as tenants, resulting in repeated violations of the occupancy and use restrictions set forth in the Declaration of Condominium. The use of units and common elements by multiple temporary unauthorized occupants has impaired the ability of the Board of Directors of the Association to reasonably enforce the Rules and Regulations of Ocean One.

For these reasons, beginning March 1, 2020, before a guest is permitted to stay in your unit while you are **not in** residence, you **must** have filled out and submitted the enclosed "Immediate Family" Guest Registration Form, and that guest **must** be listed on the Form. Please submit the Form to the Association before February 28, 2020, by e-mail at A_PM@oceanone194.com or by mail to Ocean

Continued on page 2

President (cont. from page 1)

One at 194th Condominium Association, Inc., Attn: Management Office, 19333 Collins Ave, Sunny Isles Beach, Florida 33160. **If the Association has not received the Form by February 28, 2020, or a guest is not otherwise listed on the Form you already submitted, then that guest will not be permitted to stay in your unit,** in the absence of presenting valid identification or proof establishing that the guest is an “immediate family” member, as defined by Ocean One’s Rules and Regulations.

This new protocol will in no way affect your ability and rights to have guests with you when you are on the property. It will only affect guests who can stay on the property in your absence.

VEHICLE REGISTRATION FORM

Our parking garage has seen a rise in illegally parked cars, and some drivers are using unassigned or unauthorized parking spots. We presently calculate that there are around 50 illegally parked vehicles. For these reasons, and in order to better manage the parking situation, beginning March 1, 2020, all vehicles in the garage must be properly registered, and you *must* have filled out and submitted the Vehicle Registration Form for EACH of your ASSIGNED parking spaces to avoid having your car booted or towed. Please submit the Form to the Association before February 28, 2020, by e-mail at APM@oceanone194.com or by mail to Ocean One at 194th Condominium Association, Inc., Attn: Management Office, 19333 Collins Ave, Sunny Isles Beach, Florida 33160.

If the Association has not received your Vehicle Registration Form(s) by February 28, 2020, and your vehicle(s) is parked in our garage, your vehicle(s) will be subject to towing at YOUR expense. TOWING WILL BE STRICTLY ENFORCED.

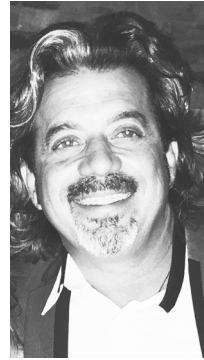
Note: you may only register as many vehicles as you have assigned parking spaces and up to 1 additional vehicle as a valet vehicle, based on availability. For example, if you have 2 assigned parking spaces, you may register up to 3 vehicles (one for each assigned space and an additional one as a valet space). If you do not own a vehicle and instead use a rental vehicle when you come to the property, you must select “rental” on the registration form, and you will be given a special decal for your rental vehicles.

Should you have any questions on how to fill out the forms or trouble understanding the rules, please contact the Management Office during business hours. Thank you in advance for your cooperation.

Respectfully, Tamara Benson

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Miami Herald Business Monday | Real Estate

Water Leaks in your condo: Who's responsible? And why the confusion?

By Donna DiMaggio Berger

There are many advantages to living in a multifamily condo or coop building in South Florida: great views, enviable locations and abundant amenities. However, there is always the possibility of water leaks.

Not surprisingly, when these leaks occur, there is often an inherit tension and finger-pointing between the owner suffers interior damage and the boards who are being asked to pay for repairs.

WHATS THE CAUSE OF THE LEAK?

The starting point to determine responsibility for water leaks is to determine the cause of the leak. Most leaks occur because of ordinary wear and tear to the roof, the exterior walls, or a plumbing line or fixture, while others occur as a result of a casualty event, like a hurricane.

If the association or unit owner fails to maintain certain pipes or appliances for which they bear responsibility under their governing documents, the association or owner may be held responsible to not only repair the damaged pipe or appliance but also for all the other interior damages which result.

However, sometimes you cannot know there is a problem until you see a leak. Accordingly, in most cases when water damage is sustained as a result of flood, windstorm, roof or an exterior wall, Florida's Condominium Act requires the association to repair damage to a units unfinished interior walls, floors and ceiling as well as the

windows and doors.

In the event of a casualty event, owners are responsible for their floor coverings, ceiling coverings, appliances, cabinetry, appliances, furniture and personal property.

SO WHATS THE SOURCE OF THE CONFUSION?

Often, disputes occur after a water leak and damage to a unit not as a result of confusion but as a result of an owner failing to have insurance coverage.

Unfortunately, many condominium owners do not carry adequate insurance in the event of damages to a unit's interior. In those instances, an owner may feel it makes sense to pursue the association or another owner for interior damages rather than paying out of pocket.

While there is not usually a legal requirement for owners to purchase such interior coverage insurance (known as an HO-6 policy), every condominium and cooperative association should



create and publish a water leak policy that clearly advises owners and residents of the respective obligations between the association and its owners for repairing damages resulting from water leaks.

That policy should make it abundantly clear to owners that if they fail to maintain proper interior unit coverage, they will be responsible for paying for certain interior damages out of their own pockets.

Continued on page 4



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Leaks (cont. from page 3)

WHAT ABOUT MOLD?

Mold can literally be a dirty word in multifamily buildings. Given the shared ductwork in these structures and Florida’s humid environment, the likelihood for mold to spread from unit to unit or into the common elements requires a high level of responsiveness to water leaks. The same analysis discussed above applies to the issue of mold.

The association must remove and replace mold-infested drywall. However, mold remediation to other parts of the unit including furniture and personal property remains the owners’ responsibility unless the association has been remiss in either its maintenance obligations or in its responsiveness to a casualty event.

If you serve on the Board of Directors of a condominium association that operates a multifamily building, you can expect the issue of water leaks to arise at some point. If you live in a multifamily building you can also reasonably expect to be impacted by water intrusion into your unit eventually.

Owners and boards must be aware of their respective maintenance, repair and replacement responsibilities under both the pertinent statute and the provisions of the associations governing documents. A pipe’s location outside the unit does not necessarily mean that the association is responsible to repair same.

Conversely, a pipe located inside a unit also does not necessarily mean that the owner is responsible for same if that pipe services more than one unit. When determining the respective maintenance and repair obligations between the owners and the association, one must review the definition of the unit’s boundaries as well as the maintenance provisions contained in every set of condominium documents.

Out-of-state owners whose units remain vacant for any length of time need to be particularly vigilant and ensure that their units are checked regularly to confirm that a leak has not occurred since they last visited the property.

Owners who suffer damage from leaks have a duty to mitigate their damages by immediately notifying their association of the situation, allowing access for inspection and repair, and taking certain steps to prevent the growth and spread of mold in the aftermath of a leak.

Donna DiMaggio Berger is a shareholder at Becker Law, a board-certified specialist in condominium and planned development law, and the executive director of the nonprofit Community Association Leadership lobby.

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Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks ahead one hour at 2 a.m. on Sunday, **March 8, 2020**



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

Did You Know?

Girl Scout Cookie Trivia

- The first Girl Scout cookies sold in 1917 were baked by girls at home, with assistance from their mothers.
- The first commercially baked cookies were sold in 1934 by the Girl Scouts of Greater Philadelphia Council. In 1936, the national organization began working with a commercial baker. By 1948, a total of 29 bakers throughout the country were licensed to bake Girl Scout cookies.
- During World War II, cookie sales were suspended due a shortage of ingredient supplies. The Girl Scouts sold calendars instead of cookies during those years.
- During the first quarter of each year, Girl Scout cookies are the number one cookie brand in the United States.
- The top selling cookies are Thin Mints. Almost two million Thin Mints are produced each day in an oven as long as a football field.
- Peanut Butter Sandwich cookies are made at a rate of 3,208 per minute.
- Each year, 200 million boxes of Girl Scout cookies are sold.
- Low fat and sugar-free cookies were added to the product line in the early 1990s.
- All Girl Scout cookies are certified kosher.
- When approached, over 80 percent of people will buy Girl Scout cookies.

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