

Ocean One Waves

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OCEAN ONE Condominium Association

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President's Letter

Dear fellow residents,

As we enter a new year and new decade, we look forward to new beginnings. 2019 was truly a challenging year. Our main focus was the Painting and Waterproofing project, initially projected to last one year and be completed by this past December. Nevertheless, hurricane delays (work stoppage and demobilization), additional unexpected repairs (requiring five times as much stucco quantities) and as well as new work (replacement of doors and louvers), caused it to go over budget and extend beyond the initial 1-year projection. Presently the project is 75% complete and, barring unexpected weather delays or additional work, we expect it to have major completion (removal of swing stages and scaffolding) by April.

I am pleased to report that we had an end of the year surplus from our operations budget of \$60,000, and these funds were used to offset the special assessment needed to complete the Painting and Waterproofing Project.

On our calendar for the new year are many projects.

1. Bulk Internet and Cable Contract. After many months of research and interviews of various bulk cable/internet, the Board, upon recommendation of the Property Committee, has verbally approved a contract with a new cable services provider. Once details are finalized and the contract is reviewed by our lawyers, it will be signed and ratified. Our present contract with Atlantic Broadband expires July of this year. In the meantime, during the next months, our new provider will be re-wiring our building. The contract provides us with premium cable programming, enhanced internet coverage throughout the building, pool and beach areas, faster internet speeds, and full incorporation of our security system cameras.

2. Vehicle Registration Program. Our parking garage has seen a rise in illegally parked cars, some drivers using unassigned or unauthorized parking spots. We presently calculate that there are around 50 illegally parked vehicles. In order to better manage the parking situation, Management will be implementing a mandatory Vehicle Registration process. This month Management will be sending out a form for all residents to register their vehicles, after which they will receive a decal to be affixed to the rvehicle. Vehicle registration will be open for 60 days after which time parking regulations and towing will be STRICTLY enforced.

3. Family Registration Program. In order to better implement security and control the transit of family/guests throughout our premises, we will be updating our

Continued on page 2

President (cont. from page 1)

Family Registration files. Management will be sending out a form for all unit owners to register their immediate family members, thus allowing them full, unaccompanied access to our building and facilities. Immediate family member registration will be mandatory. Registration will be open for 60 days after which time only registered immediate family members will be permitted to stay in a unit without a unit owner present. All other guests must be registered at the reception desk upon entry to the property and must be accompanied by a resident at all times, including spa, pool or beach facilities.

4. Camera Replacement Project – Our new internet/cable services provider will be including the wiring and switches to all our cameras as well as the maintenance of the cameras as part of our bulk agreement. Nevertheless, we will have to invest over \$100,000 to set up the servers and purchase replacement cameras for those that are presently not functioning. We will first audit the current system to determine which cameras need to be replaced, locations where cameras need to be added or can be condensed down to one by using newer equipment with more coverage.

5. Fountain Refurbishment. As our building will soon have a newly painted facade, our front fountain should be elevated to match our new look. During the past year, as we were undergoing painting and restoration, it has been laying idle. Presently, the stone has to be cleaned (or replaced) and the pumps fixed (or replaced). We will soon begin to investigate the various options.

At this time, I would like to make a happy and sad announcement. Britney, our Assistant Property Manager, is engaged. So happy for her and her fiancé, Jeremy. So sad for us because Britney will be leaving us in March to move to Washington D.C. where Jeremy is located. We will certainly miss her gorgeous, smiling face. In the meantime, she and Monique will be busy finding and training her replacement.

Respectfully, Tamara Benson



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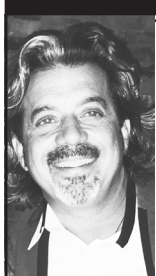
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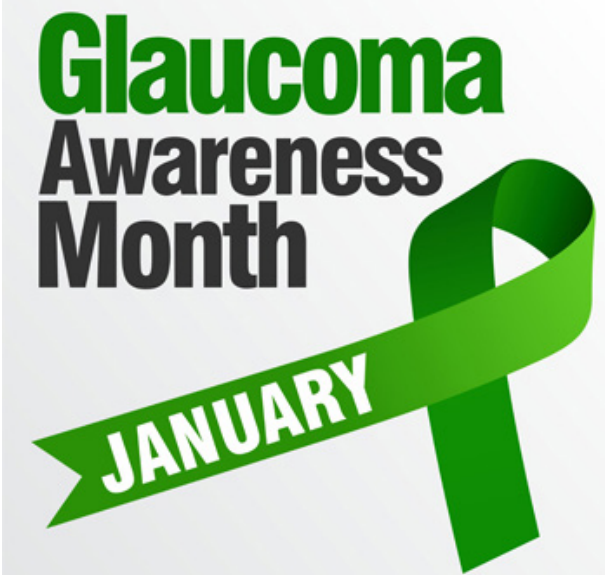
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Glaucoma Awareness Month

Did you know that you could be going blind and not even know it? January is Glaucoma Awareness Month, a time to remind the public about the dangers of this disease. Glaucoma is the leading cause of blindness in all adults over the age of 60. In the African-American population, people over 40 are up to five times more likely to get glaucoma.

Glaucoma can't be cured, but if caught early, treatment options can reduce the risk of blindness. If you are over 60, or if you are African-American and over the age of 40, or you have a family history of glaucoma, talk to your doctor. You should have an eye exam every two years. It is painless, easy, and it could save your sight.



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