

# Ocean One Waves

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**OCEAN ONE  
Condominium Association**  
19333 Collins Avenue  
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## President's Message

Dear Ocean One Resident,

Below you will find the latest Painting & Waterproofing Project update.

**DROP PROGRESS** (Construction co., C&S established "DROPS" as a process for the property restoration and painting)

**Total Drops: 94**  
**Drops completed as of 7/10/19: 30**  
**Drops in progress as of 7/10/19: 18**

**AREAS AFFECTED BY WORK:**

- **01 line:** North facing balconies are closed (balcony facing the Regalia). PH1 terrace closed. 301 Lanai closed.
- **02 line:** North and east facing balconies open with restricted access during working hours.
- **03 line:** North facing balconies are open with restricted access during working hours
- **04 line:** West facing balconies closed (balcony overlooking building entrance)
- **05 line:** No affected areas
- **06 line:** No affected areas
- **07 line:** West facing balconies are open with restricted access during working hours
- **08 line:** South facing balconies closed (balcony facing the Ramada)
- **09 line:** South facing balconies open with restricted access during working hours
- **10 line:** West facing balcony will be closed week of 5/20/2019 (balcony overlooking building entrance)
- **North Garage Exit:** Scaffold is set up above exit. Proceed with caution

- **Tennis Courts:** Closed
- **Garage Exit to Pool:** Overhead protection has been installed outside of the garage exit to the pool and beach.
- **Upper Pool Deck:** The Café is only accessible from the South mezzanine exit. The North Mezzanine Exit has been closed off. Additionally, the Pool area is not accessible from the mezzanine level. You must use the garage pool exit to access the pool.
- **Pool and Pool Deck:** We are trying our best to keep the pool and pool deck open throughout the duration of the project. As construction begins to move to the east side of the property (facing the pool) there may be periods of time when either a portion or the entire pool area may be closed. Specifically, we may have to close sections of the pool on days when demolition is taking place due to potential falling debris. At this time, we cannot provide the date(s) when the pool area may be effected. Email updates will be set as we have more information regarding pool closures.

**UNFORSEEN CONDITIONS AFFECTING THE BUDGET AND SCHEDULE**

Throughout the course of the project we have uncovered the following unforeseen conditions, not included in the original scope of work, which are impacting the project schedule and budget:

- Excessive delaminated or deteriorating stucco throughout the property and especially at the stairwell drops

*Continued on page 2*

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

- 22 corroded exterior doors
- 36 louvers with varying deficiencies
- Potentially up to 241 defective exterior dryer vents/vent covers
- 2 broken PT cables at the North end of the property
- Approximately 3290 sq. ft. of deteriorated stucco at Roof parapet counter flashings

Most of these conditions are currently causing water intrusion into the stairwells/property and the others threaten the integrity of the building’s waterproofing repairs and are likely to cause water intrusion in the future if left unaddressed.

Although our project budget includes a healthy contingency allowance for unforeseen conditions, the large quantities of stucco deficiencies that we are discovering are driving the costs of this project up beyond our original assessment. Until this point, we had been hoping that as the ongoing work was being performed the stucco quantities would decrease but this has not been the case. In light of this it has become apparent that we may need more time and funds to complete this project. Accordingly, Amicon Management and our Property Committee are in the process of carefully reviewing the current scope of work and all current or potential additional costs to find the most cost-effective and time-saving strategies to complete the Project. Amicon Management, as representatives of the Board, is also carefully managing both C&S Paint and Epic Forensics to find efficiencies in the workflow to accelerate the Project schedule.

At this time, we do not fully understand what the cost impact of these additional quantities will be but in the spirit of full transparency we wanted to alert all owners of the situation at hand. While it is painful to deliver this news, please understand that it is the Board’s fiduciary responsibility to maintain the integrity of our home and to present all options to the Association. It should be noted that a membership approval via a vote will be required to allocate additional funds to the project.

*Continued on page 3*

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

As soon as we have sufficient information Amicon Management will be preparing a presentation to the Association detailing how these unforeseen conditions and additional repair items will impact the Project’s Budget and Schedule and the next steps towards completion. During the presentation, the Board of Directors will discuss funding options and Unit Owners will be able to partake in a Q&A session with the Project Team. Following the presentation, a voting packet will be sent out to the Association.

We fully recognize the inconvenience this Project continues to cause the residents in terms of the noise, dust, and limitations on use, and we are extremely sensitive to the cost burden it presents to the Unit Owners, as well as ourselves. Rest assured that all efforts are being made to ensure the most cost-effective means and methods for the Project’s completion.

On behalf of the Board of Directors,

Tamara Benson, President  
Ocean One at 194<sup>th</sup> Condominium



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