

Ocean One Waves

Volume 20 Issue 4

June 2019

**OCEAN ONE
Condominium Association**
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Published monthly at no cost for Ocean One Condominium by Coastal Group Publications, Inc. Contact CGP at 305-981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

President's Message

Dear fellow residents,

Hurricane season is upon us once again. It begins June 1st and lasts through November 30th. Florida can be threatened at any time during this season. While we have to hope for the best, we have to prepare for the worst.

The information contained in this letter will help you prepare for a hurricane or other severe weather emergency. Although management does its part in preparing the building for any eventuality, you, as residents, should take precautions to protect your family and property.

The Board of Directors of Ocean One at 194th Condominium and KW Property Management & Consulting would like to ensure that all unit owners receive as much information as possible to aid in the preparation for any upcoming storm. A tropical storm or hurricane can develop within hours threatening the area. During these months, special precautions need to be taken by everyone in the community. Stay tuned to local weather updates during the season. Several weather services offer email and text notifications for severe weather such as <https://weather.com/life/manage-notifications>. The following terms are used by weather forecasters:

HURRICANE WATCH: A hurricane may likely strike our area within 48 hours.
HURRICANE WARNING: A hurricane will likely strike our area within 36 hours.

In the event of a tropical storm or hurricane watch/warning, Management will keep you informed with periodic mass emails containing updates and instructions. **Please make sure that management has an updated email address for you.**

All residents are encouraged to develop a personal disaster preparedness plan before an emergency strikes. The following internet links can aid you in further preparations:

- <https://www.floridadisaster.org/planprepare/>
- <https://www.sibfl.net/hurricane/>
- <http://www.nhc.noaa.gov>
- <http://www.fema.gov>

Please be advised that at the time a Hurricane Watch is issued, KW Property Management Company and its personnel will begin to secure the building

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President (cont. from page 1)

and common areas. **Before sustained winds reach dangerous levels and the hurricane becomes an imminent threat, essential personnel will shut down the property's equipment such as the elevators and HVAC equipment. This will assure our systems will be operational after weather conditions return to normal and power has been restored.**

**PLAN AHEAD
CLEAR BALCONIES**

As per our Rules and Regulations, in the event of an impending storm, you must remove all furniture and items from your balconies as these could become projectiles during the storm. If you are leaving town for any length of time during hurricane season, you are required to remove all balcony/patio furniture, plants, and loose objects in advance or make arrangements for a nearby relative or friend to do so. In the event of a storm, you may not rely on the Association's staff to make preparations for you; their time will be dedicated to securing the community's mechanical operations and common areas. Should the staff have to remove furniture from your balcony, or open/close your hurricane shutters, you will incur a fine of \$250.00.

WATER EATER PROTECTION

Due to prolonged periods of strong wind driven rains it is common for sliding glass door tracks to fill up with rainwater and spill into the interior of units during a storm. This is because the weep holes of the tracks cannot drain water fast enough for the track to empty before it becomes full. For this reason, we **HIGHLY RECOMMEND** that you purchase water eaters and place them at the interior of your unit in front of all your sliding glass door tracks. These water eaters will absorb any overflow rainwater coming from your sliding glass door tracks and protect your flooring and belongings. Water eaters can be purchased at any home supply store or even on Amazon. We've included a link below to assist you in making your purchase:

https://www.amazon.com/s?k=water+eater&ref=nb_sb_noss_2

INSURANCE

Review your insurance policies to ensure you are fully covered. Inventory and take pictures of your apartment and valuables and store photos and documents in waterproof container.

Continued on page 3

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UNITS FOR SALE IN OCEAN ONE:

**2606, 2705, 2605, 1104, 2310, 1810,
510, 1809, 1207, 502 and 308**

LIST YOUR APARTMENT NOW!!

**Call me for buying, selling, and price
analysis of your apartment!!**



President (cont. from page 2)**DISASTER SUPPLY KIT**

Residents are urged to develop a disaster preparedness plan before emergency strikes. As part of your plan you should have a disaster supply kit ready. Be sure to have a flashlight, battery operated radio, water and food supplies. A full list of supplies you may need is available at:

<https://www.floridadisaster.org/planprepare/disaster-supply-kit/>

SPECIAL NEED RESIDENTS

Special needs residents should be sure to register NOW with the front desk or Management office and more importantly, with the Florida Special Needs Registry for the Emergency and Evacuation Assistance Program (E&EAP). The E&EAP is a program designed for individuals living at home that need assistance with evacuation. Only residents meeting one of the following categories are eligible for assistance from the County:

- Those who require transportation assistance.
- Those whose medical needs prevent them from evacuating on their own.

Resources are limited and those persons registered will have priority when an emergency arises. Do not wait until an evacuation order is given to request being added to the Registry.

In order to register, please call the E&EAP Hotline at (305) 513-7700 or visit their website at:

https://www8.miamidade.gov/apps/gis/eeap_publicregistration/

PETS

Whatever plans you make for yourself, remember to include your pets. If you're riding out the storm in the home of a family member, friend or neighbor, take your pets with you. If you stay at home, remember to stay together. Keep your pet in a crate or carrier and find a safe area where you

will all be together. Keep their collar and tag on in case you get separated. It's always best to microchip your pets since they tend to lose their collars. You can find more helpful information on evacuating with your pet here:

<https://www8.miamidade.gov/global/emergency/hurricane/pet-preparedness.page>

PLAN YOUR EVACUATION

Have a transportation plan and a pre-planned place to stay during an evacuation. Keep in mind that only essential personnel may be allowed back on the community for several days after the storm.

Remember that Sunny Isles is subject to storm surge or flood and there may only be very limited access to leave once an evacuation order has been given. Do not wait until last minute to evacuate. You will want to evacuate well ahead of the possibility of flooded roads and mass traffic jams.

When an evacuation order is issued, EVERYONE must evacuate the community. An evacuation area is no place to be during a hurricane. Employees and emergency responders are expected to evacuate as well. There will be no emergency services during a storm, and authorities will not be available to help you. Essential condo operations, such as the elevators and air conditioning will be suspended and may remain suspended until several days after the storm. The Condominium could become inundated by a storm surge.

Please also keep in mind that if you do not evacuate, you can expect that there will be no building or Association services once the staff evacuates and possibly for several days after the storm.

At the time a call for evacuation has been issued, the Association employees will conclude the procedures to prepare the community's common areas for the storm and leave. Once an evacuation order is given, you should be packed and prepared

to leave. Government officials advise elderly and handicapped residents not to wait for the official evacuation order; please leave early.

After the hurricane has passed, all essential personnel will return to the property as soon as physically possible. Please be safe and plan ahead!

PLAN TO STAY AWAY

Once evacuated, you should plan on having to stay away for up to a week or more. Government officials will block the return of all persons, except essential emergency personnel, from coming back to an affected area for up to several days.

LET US DO OUR JOBS

While we know it may be tempting to try and call the property to see how we fared during the storm, please do not do so. Management, Maintenance and the Board will be extremely busy getting things back to normal. Management will mass email periodic updates to all owners and let you know of current conditions and when services have been restored. Please make sure that management has an updated email address for you.

Even if Government officials open Sunny Isles for residents to return, keep in mind that the property may not be ready for you to return, depending on the level of damage incurred, if any. Try to stay away until you hear from us via mass email or the website that it is safe to return.

Updates and news will also be posted on the property's website at <https://web.kw-ic.com/oceanone/Home.aspx>

Thank you for your cooperation. We hope you have an enjoyable and safe summer.

Respectfully,
Támara Benson

MEET YOUR STAFF

Dernino Jose Demosthene Cohen – Front Desk

Dernino Jose Demosthene Cohen was born in London but his family is from Haiti. His parents were US citizens when he was born and brought him to live in Painesville, North Carolina when he was just 6 years old. He recalls his life there as a place where he encountered antisemitism and racism for the first time. He was also made fun of because of his “funny” English accent. Because he was so young, he worked hard to get rid of his accent and speaks like a native American now.

When I ask him about his family, he tells me: “My mother is a retired RN and my father, who passed, was a Pediatrician. I have 2 brothers and one sister. Both of my brothers live in Broward, one is a pharmacist and the other is just working. My sister is a lawyer and a lobbyist who currently lives in D.C.”

Dernino is a Junior at Florida Memorial University, majoring in communications, public relations and biology. Ultimately, he wants to become a physician, specifically an orthopedic surgeon. He is also considering getting a Master’s either in Communications or in some scientific field before heading out to medical school. He is considering all his options and wants to leave them open for the moment. Currently, he runs his own business called Kohen Consulting, specializing in social media management. “<https://kohen-consulting-56.webself.net> is the link if you want to look at the website”, he explains.

Before starting at the Front Desk in Ocean One, he worked in several other condos such as Ocean Reserve, Hampton South and others in Miami. His schedule is Thursday from 3 to 11, Saturday from 11 to 7, and Sunday also from 3 to 11. Being an observant Jew, he does not work during Shabbat. His temple is Beth Torah Benny Rok Campus, not far from Ocean One.

All of his family is Jewish and has always been. Although he has never lived in Haiti, he has visited there and knows that nowadays there are about 50 Jews living in Port-Au-Prince, 10 of which belong to his family. The community used to have a temple but it was destroyed during the last strong earthquake and has yet to be rebuilt. In his own words, “now everything is just in a state of confusion” and it is very hard to organize social and religious activities.

In his free time, he likes to play all sort of sports like baseball, basketball,



soccer and football and loves to play videogames. He is also an avid reader and enjoys action novels. He has had the opportunity to travel extensively throughout Europe, visiting countries like the United Kingdom, France and Spain. He has also traveled to New Zealand.

He enjoys writing and has had several articles published online in

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Meet Your Staff (cont. from page 4)

websites such as the one from the National Association of Black Journalists and freshu.io. Among the subjects he has written about are “How To Stay Prepared In College”, “Philando Castille and Police Brutality”, and others.

A Short History Of The Jews Of Haiti

In recent times, archaeologists have uncovered an ancient synagogue of Crypto-Jews in the city of Jérémie, the only one found on the island. Jérémie is located on the Tiburon Peninsula and was inhabited by many mixed-race families of Jewish descent. Several Jewish tombstones have also been found in port cities such as Cap-Haïtien and Jacmel. About 30 Jewish families arrived from Lebanon, Syria, and Egypt at the end of the 19th century. A law in France was passed during this period that gave French citizenship to minorities in the Americas; thus, many Jews from the Middle East emigrated to Haiti. These Jews brought with them their many Sephardic customs and traditions.

During World War II, some Jewish families from Germany were given Haitian passports by the Haitian government that allowed them to flee Germany and move to other countries. Grateful to the Haitian government, many of these European Jews stayed in Haiti until the late 1950s when many Haitian Jews left, so that their children could marry other Jews and not assimilate, while finding better economic opportunities. By 1957, the Jewish population of Haiti was about 200. The mid-20th century saw a continued departure of Jews from Haiti for the United States and Panama because of the economic conditions and civil violence in the country.

The 1960s was a time of wealth and high hopes of large future development for Haiti. Today, less than a hundred Jews remain in Haiti out of its 9.5 million inhabitants. The community mostly consists of UN, NGO, and diplomatic personnel, although there are a small number of Haitian Jewish families. The community does Kosher chicken slaughtering and has occasional gatherings for Jewish festivals such as Succos and Purim. There is a complete library of Jewish liturgical books, Megillas Esther and Sefer Torah, and the community is working on developing a synagogue and community center.



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