

Ocean One Waves

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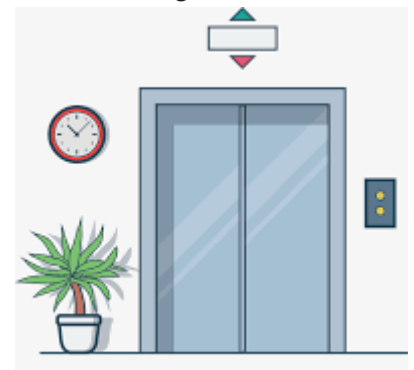
President's Letter

Dear fellow residents,

This past month was extremely busy for both the Board and Management. Besides the ongoing projects and daily business, there were several other matters that had to be addressed. The following is a brief summary:

1. Building Insurance. Our present policy is due for renewal on 4/1/2020. We have met with our insurance agent, who explained to us the current market rates and trends, and what we should expect in terms of our renewal. Our current property carrier is willing to renew our coverage, nevertheless, we will be exploring additional carriers and rates before making a final decision by the end of this month.

2. Elevators in the 7/8 Line. One of the two elevators in that line had not been operating since mid-November 2019. We were informed by ThyssenKrupp, our elevator maintenance and service provider, that due to the age of our elevators, parts are obsolete. After a lengthy and extensive search, we were not able to locate the necessary part so one had to be manufactured. Therefore, the repair took over 3 months, forcing that line to operate with only one elevator. Thank you to the residents of that line for their patience and understanding.



As a result of this frustrating situation, our Property Committee will be exploring and planning how to best ensure the longevity of our 12 elevators. This will require locating and purchasing spare parts and ensuring that our service provider is properly testing and maintaining our elevators on a regular basis.

3. Selection of an internet/cable provider. This has been a lengthy and time-consuming project for our Property Committee and Management, assisted by an outside consultant. The process began July 2019, studying all the various providers and narrowing the field to four. Selection criteria were technology, value, customer service, and references. Negotiations were long and tough. Because this is a long-term contract (8 years), the decision to contract Hotwire Communications was made after **extensive** deliberation.

Continued on page 2

President (cont. from page 1)

The Board then accepted the Property Committee’s recommendation.

As I write this, the contract is being reviewed by our lawyers and should be signed by the time you are reading this letter. The selected vendor will be providing us cable and internet service. Additionally, the vendor has committed to integrate our building security system (cameras and video recording) to our overall system. Installation of fiber optic cabling and supporting equipment will begin immediately throughout the building. When that is in place, Management will be contacting the individual unit owners to schedule installation required within the unit itself.

I would like to personally thank Jake Krasnik and Gordon Silverman for their knowledge, time and commitment during these past 8 months. Thanks to their efforts and dedication, the building will be benefiting from state-of-the-art technology and improved internet and TV services.

4. Furniture Refurbishing. Due to their poor appearance and wear and tear, twenty-four chairs from the card room and the spa were reupholstered. Presently, the two couches from the main lobby are in the process of being reupholstered and will be returned to the building within two weeks. Venetian plaster on some of the walls of the main lobby was also repaired.

5. Status of the Waterproofing and Painting Project. At this point in time, the project is 85% complete. Most of the building has been painted, with only the center drops between the two buildings remaining, as well as lower areas that do not require scaffolding to reach. Based on the progress until now, and barring no extraordinary circumstances, the project should be completed by mid-year.

6. Preventative Health Measures. Due to the concerns resulting from the spread of the Corona virus, we are proactively doing what we can to keep our building and residents safe. All the astringent dispensers in the lower garage lobbies were tested and are fully operational. Our elevator buttons are constantly being cleaned during the day by our housekeeping staff. We have purchased and placed standing astringent dispensers in the

entrances of both the north and south towers (just beyond the automatic doors). Additionally, another pair will be placed next to the doors of the elevators in the spa. We urge you to cleanse your hands as often as possible.

7. Staffing. Regretfully, our Assistant Property Manager, Britney Pugh, will be leaving us April 10th and relocating to Washington D.C. where her fiancé is stationed with the Federal Government. Her beautiful, smiling face will be sorely missed. After many interviews with potential candidates, we believe we have found her replacement. Jenny Rios comes to us from another luxury property here in Sunny Isles and has over 5 years’ experience. She has been training alongside Britney during the past month and is already taking over some of our important projects, such as the Vehicle Registration. Join me in welcoming Jenny to the Ocean One family.

Respectfully,
Tamara Benson

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Water-Saving Tips

As part of a community, it is vital that all residents be proactive in reporting leaks so that management can address them immediately and eliminate any potential damage that may be caused by leaks. The following is a list of tips suggested for all residents to put into practice:

- Check faucets and pipes for leaks.
- A small drip from a worn faucet washer can waste 20 gallons of water per day. Larger leaks can waste hundreds of gallons.
- Don't use the toilet as an ashtray or wastebasket.
- Every time you flush a cigarette butt, facial tissue or other small bits of trash, five to seven gallons of water is wasted.
- Check your toilets for leaks.
- Put a little food coloring in your toilet tank. If without flushing, the color begins to appear in the bowl within 30 minutes, you have a leak that should be repaired immediately. Most replacement parts are inexpensive and easy to install. The Maintenance Staff will install flappers at no cost.
- Take shorter showers.
- One way to cut down on water use is to turn off the shower after soaping up, then turn it back on to rinse. A four-minute shower uses approximately 20 to 40 gallons of water.
- Turn off the water while brushing teeth.
- Use your dishwasher and clothes washer for only full loads.



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