

Ocean One Waves

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**OCEAN ONE
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PRESIDENT'S MESSAGE

Dear fellow residents,

Early this month, we faced the possibility of a full-fledged hurricane and all the damage it could deliver. With Category 5 Hurricane Dorian arriving in the Bahamas and predicted to hit Florida within a few days, the building, its staff and management entered Hurricane preparation mode. Just to give you an idea of the enormity of the effort, the following is but a brief list of tasks:



- Remove all exterior furniture from the pool, beach, tiki huts, cafe, and building entrance and store it inside the building
- Secure all 3rd floor roof level HVAC units
- Inspect all lower level, garage, and roof drains to insure they are clear of obstructions
- Turn off the pool, jacuzzi, and fountain pumps, and lower the water levels
- Identify all cars located at the lower level of the garage for which valet does not have keys and contact the owners
- Identify balconies that have furniture on them and contact owners who are out of town to make arrangements for removal
- Install hurricane shutters at the cafe and mezzanine doors
- Turn off all gas and irrigation lines
- Conduct a full property walkthrough and take pictures and videos of all areas as backup for a potential insurance claim
- Ensure that all emergency equipment is set to the proper settings for emergencies including the fire pump, fire panel, generator, and domestic pumps
- Check that all emergency lighting is working properly
- Ensure that all emergency stairwell exits are clear of obstructions

Continued on page 2

President (cont. from page 1)

Hurricane preparation was completed within 3 days, with the building, its property and equipment fully secure. Unfortunately, or better yet fortunately for Ocean One, by Labor Day Monday we were pretty confident that Dorian would not target us, as it first became stationary, then changed its course, avoiding southern Florida. Unlike in 2017, when the building suffered over \$300,000 in damages, losses and cleanup from Hurricane Irma, we did not suffer any losses whatsoever.

With this good news, I am saddened to have to deliver bad news. As you are all aware, for the last 8 months we have been involved in a project to waterproof and paint the building. As of this month there were 14 active stages and an average of 28 workers on site every day. For safety reasons, our contract gives the painting contractor the right to demobilize the site in case of a potential hurricane. Demobilization meaning full removal of ALL swing stages and ALL protective equipment around the building's ground floor. Unfortunately, because the threat of Hurricane Dorian was too great, C&S had to demobilize. This is a major blow to both the project's time schedule and budget. Full remobilization of equipment and resources could take as long as one month. Presently, Amicon Project Management, our Property Committee, and the Board are discussing how best to proceed: renewing the work while protecting ourselves for the remaining two months of hurricane season. A decision will be made by the end of the month.

Respectfully,
Tamara Benson

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MEET YOUR STAFF

Oluwarotimi Fawehinmi – Security Rover and Front Desk

By Hellen Soriano

Oluwarotimi Fawehinmi was born in Nigeria and has lived in Miami since 2003. He has been working in Security since he came to his new country. When I ask him why he chose this profession he says vehemently: “I have a passion for it!”

He is married and has one son who is his namesake. Due to family issues in Nigeria he decided to emigrate to the United States.

He describes Nigeria as a very diverse country. However, the inflation over there is very high and “either you are rich or you are poor”. To add to that, they have “a very bad leader” and the middle class is suffering because of it. Fortunately, the country which, as of 2019, has an estimated population of over 200 million, ranking 7th in the world, is blessed with a wide variety of natural resources such as oil, diamonds, cocoa and various mineral deposits.

Oluwarotimi was born in Lagos, a big metropolitan city in the south of the country with “lots of traffic and bad roads”. He points out that the problems with the terrorists’ group of Boko Haram are mostly happening in the north.

He has found that life here is much better. He admits that ever since he was a kid, he had been dreaming of coming to live in America. He used to watch movies and think: “Boy! How I’d love to live there!”

His wife traveled with him to Nigeria in 2014 to attend his sister’s wedding. He has a second sister who lives in England and his mother is also in Nigeria. His wife enjoyed the visit very much and they are now making plans for their son to go too, most likely within the next two years. He wants his son to learn about the place where he was born and about his culture.

When I ask him how he flies to Nigeria he says he usually takes a short flight to Atlanta, and from there a direct (14-hour) flight to his old home town.

As far as Ocean One, he started working here a year ago in October. Among his responsibilities he has to make

sure that all gates are secured, he checks out the garage, verifying that no damage happens to any car and, in general, makes sure that all areas are secured and safe. He also does some shifts at the front desk, taking care of all residents and guests.



In his free time, he enjoys traveling and going on vacation with his family, going out to eat, listening to music and shopping.

When you bump into him as he secures Ocean One, you don’t have to worry about learning to pronounce his name. Just wave and say “Hi Olu!”



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International Coffee Day

October 1 is annually celebrated as International Coffee Day. The unofficial holiday celebrates one of the most popular beverages in the world - coffee.

How to Celebrate?

Whether your “cup of coffee” is a refreshing iced coffee or a piping hot Americano, Espresso, Café au Lait (coffee with milk), or plain black with no sugar, International Coffee Day is a day to take some time off from your busy day to enjoy your favorite version of the beverage. Here are some ways to celebrate this day:



- Many coffee shops around the world offer a free cup of coffee on International Coffee Day, so get in line and grab a cup of free coffee.
- Have coffee or coffee flavored food and beverages the whole day long. What about starting your day with coffee, have a coffee flavored yogurt for lunch and end the day with coffee crusted steak and a coffee flavored cake for dessert?
- Coffee brings friends together. Set up coffee dates with your friends and spend quality time with them over a cup of coffee.



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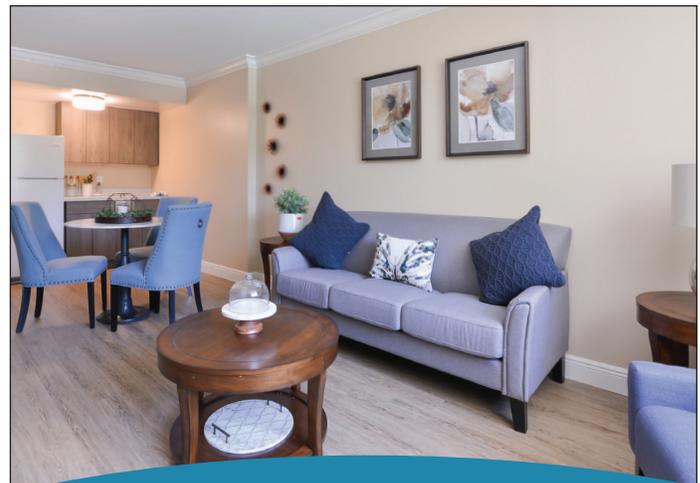
Take a look around you. Everything you see is vulnerable if you don't have renter's insurance. Many renters think that their possessions are covered by their landlord's policy. But your landlord's policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.



Why Do You Need Insurance? You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

Isn't It Expensive? Renter's insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

Where Do I Get Renter's Insurance? Almost all insurance agents that sell homeowner's insurance also sell renter's insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter's insurance online, search for renter's insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter's insurance with low deductibles and the ability to purchase your policy online.



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