

Ocean One Waves

June 21 Issue 7

September 2020

**OCEAN ONE
Condominium Association**
19333 Collins Avenue
Sunny Isles Beach, FL 33160

BOARD OF DIRECTORS

- President**..... Tamara Benson
benson_tamara@hotmail.com
- Vice Pres.** Mr. John Durante
catjohn345@aol.com
- Treasurer** Mr. Lewis Thaler
mrtennist@aol.com
- Secretary**..... Hellen Soriano
sorcentral@gmail.com
- Director** Pedro Sanchez
phorcysbuilders.com

OCEAN ONE CONTACT LIST

- Management Office**
- Phone Line 1 305-931-1232
- Phone Line 2..... 305-931-8732
- Monique Perez.. pm@oceanone194.com
- Britney Pugh apm@oceanone194.com
- Front Desk**
- Phone Line 1 305-931-9840
- Phone Line 2..... 305-918-0638
- E-mail.. frontdesk@oceanone194.com
- Receiving**
- Phone 305-931-9883
receiving@oceanone194.com
- Maintenance Supervisor**
- George Masten..... 305-931-5386
maintenance@oceanone194.com
- Valet:** 305-931-5712

CONTRIBUTING EDITOR

Hellen Soriano ... sorcentral@gmail.com



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 LETTER

Dear fellow residents

A few weeks ago we had a fire alarm incident that resulted in the evacuation of the building. Luckily, it was only a bit of smoke from a burnt out motor of one of our Spa roof AC units and no damage was caused to the property. During the evacuation it was reported that several stairwells and foyer fire exits were being obstructed causing some residents difficulty evacuating the property. Obstructing and/or blocking stairwell exits is a very serious fire violation with potentially deadly consequences and cannot be tolerated by the Board and Management Office. Specifically, items that are being stored in stairwells, foyers, and laundry rooms that block, hide or obstruct our emergency fire exits must be removed immediately.

The Association does not have the manpower to check all foyers and stairwells daily and therefore we rely on our residents to be responsible for doing their part to keep their home and their neighbors safe. You can do this by PERMANENTLY REMOVING ALL ITEMS IN YOUR FOYER, LAUNDRY ROOM AND STAIRWELL THAT ARE BLOCKING, COVERING, OR OBSTRUCTING ANY FIRE EXITS. This includes, cleaning supplies, cabinets, hanger rods, equipment, furniture etc. In the event of a fire your foyer must be a clear path to the visible and unobstructed fire exits. Moving forward, any items found in the stairwells will be discarded immediately and unit owners will be subject to a \$100 fine if items are found to be blocking a fire exit or path of egress in their laundry room or foyer. Please help us to keep our building safe by ensuring your fire exits are never obstructed.

With summer in full swing our beach has seen an increase in usage, especially on the weekends. The Office has received many reports of guests being invited by residents to the beach and groups of 10 or more gathering together. While reports of COVID-19 have quieted down over the past month, the threat of the virus still remains real and all social distancing and protective gear requirements still remain in place. For this reason, the Association is not permitting guests to use our pool and beach services at this time. Some of you have been found circumventing this rule by sneaking guests into the property via the beach gate or inviting your guests to sit next to your Ocean One set up. Although the Association does not govern the beach, please keep in mind that allowing your guests to sit next to your setup compromises the 6 foot social distancing requirement imposed by the City. Should code enforcement be called, the Association could lose our beach set up permit. Accordingly we ask that you please abide by the current rule restrictions and not invite guests to the property to use the pool and beach. Throughout the next few weeks, you will begin to see more stringent enforcement of this regulation. Please act accordingly and do not become combative if our staff brings this to your attention and asks your guests to leave.

Continued on page 2

President (cont. from page 1)

With the completion of the painting and waterproofing project and the Hotwire in unit transitions, the Office will be shifting their focus to the building operations for the last part of the year. The aim of this initiative is to deliver a noticeable difference in:

- the quality of customer service and professionalism at the Front desk
- the thoroughness and follow-through of the Security Staff
- the efficiency and timeliness of the maintenance staff
- the attention to detail of the housekeeping staff
- the quality of service and engagement of the pool staff
- the consistency of service with new valet staff members
- the overall coordination and team work between departments
- increased initiative and empowerment of department supervisors

Each department will be addressed on phases each department beginning with the Front Desk in September. As part of this initiative we will be hiring an experienced Front Desk Supervisor to re-train the current front desk attendants and hold them accountable to a higher standard of customer service. We are very excited for you to experience the positive changes that are coming to our community.

Respectfully, Tamara Benson

NOV. 3
VOTE RUBIN YOUNG
 LET'S PUT OUR COMMUNITY FIRST
 MAKE THE RIGHT DECISION EVERY VOTE HAS POWER
Punch #57
CLERK of the MDC COURTS
 Rubin Young Candidate MDC Clerk of the Courts | POB 12896, Miami FL 33101 | 786-847-9111
<https://voteyoungformiamidadeclerkofthecourt.com>
https://m.facebook.com/story.php?story_fbid=1012328779243559&id=100013993384234
 Political Advertisement paid for and Approved by the Campaign to Elect Rubin Young Miami Dade County Clerk of the Circuit Courts

DIAMOND  **REMODELERS**
 Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years**.

specializing in condo & apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com



Receive a 15% discount on any remodeling job!

Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
 Licensed & Insured General Contractor

Kitchen & Bathroom Remodeling
 Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
 any remodeling job!

10% OFF Any Service
 Valid With Coupon. Not To Be Combined With Other Offers. Exp 10/31/2020

HONEY WHOLE WHEAT CHALLAH

- 4 cups Flour
- 4 cups Whole-Grain Wheat flour
- 2 pkgs. Active Rapid-Rise Yeast
- 1 ½ tsp Salt
- 2 cups Hot Water
- ½ cup Honey
- ¼ cup Margarine
- 2 Eggs - beaten
- 1Egg Yolk
- 1 tsp Water
- Sesame Seeds -- or poppy seeds



Combine both flours in a large bowl. Set aside 1 cup. Add yeast and salt to flours. Combine the hot water, honey, and margarine. Stir until margarine melts. Stir warm liquids into flour mixture. Stir in eggs. Knead dough on lightly floured board 7-10 minutes adding as much of reserved flour as needed to form a smooth, elastic dough. Cover dough and let it rest for 10 minutes. Cut dough into two parts and shape each part into a ball. Place both balls on a greased cookie sheets. Cover and let rise in a warm, draft-free place until the balls double in size. Beat egg yolk with the remaining 1 tsp water. Brush loaves with glaze and sprinkle with sesame or poppy seeds. Bake at 350 degrees for 45-55 minutes or until brown. Remove from pan and cool on wire rack. Makes 2 loaves, 24 servings.

NO MATTER WHERE YOU LIVE, WHERE YOU LIVE HAS NEVER MATTERED MORE!

Helping you find new places to Dream and Thrive!
 Buying, selling, relocating, renting ... vacation home maybe?
HOW CAN I HELP?!



Marleine Ghaby
 Realtor Associate
 Cell: 786.266.1889
 msghaby@gmail.com
 facebook.com/mgmiamire



- WE SPEAK YOUR LANGUAGE: English, French, Spanish, Arabic
- Free CMA
- State of the Art marketing tools to service your needs despite the social challenges!
- 18 Years of Real Estate Experience



stellar

Public Adjusting Services
 Professional Insurance Claim Representation

**GOT HURRICANE DAMAGE?
 GET HELP NOW!**

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

STELLARADJUSTING.COM

**MIAMI-DADE (305) 396-9110
 BROWARD (954) 376-6991
 PALM BEACH (561) 404-3069**

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

WAS YOUR CLAIM DENIED OR UNDERPAID?

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

**WE BEAT ANY ESTIMATE
 BLINDS, SHADES, SHUTTERS**

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
 exp. 8/31/20
 must present coupon

MOTORIZED SPECIALIST
 VERTICALS REPAIRED & CLEANED
 SHADES REPAIRED & CLEANED

WE ALSO DO REPAIRS
 VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

PHYSICAL & OCCUPATIONAL THERAPY

Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy
 Cardiac, Neurological and Senior Rehab
Exclusive 1 on 1, In the Comfort of your Home
 Protective Equipment Protocols

THERAPY IN YOUR HOME

Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505



KW ELITE PROPERTIES
KELLERWILLIAMS.
TERI DATTILIO
 513-470-8408
teridattilio@kw.com

Midwest Realtor with South Florida Flare

SALES THROUGHOUT AVENTURA, AT \$850,000, \$585,000, \$640,000, \$375,000, 290,000
 North Tower at the Turnberry Isles
 Point Delvista Towers Aventura Marina
AND SO MANY MORE!

SOLD IN 3 DAYS!



I CAN SELL YOURS TOO, ASK ME HOW!



South Florida Law, PLLC
 A Private Law Firm www.InjuryInFla.com



YOUR NEIGHBORHOOD PERSONAL INJURY ATTORNEYS!

- Car Accidents
- Uber/Lyft Accidents
- Slip & Fall
- Trip & Fall
- Wrongful Death



FREE CONSULTATION

954-800-7933

1920 E. Hallandale Beach Blvd. Ste. 701
 Hallandale Beach, FL 33009

CELEBRATING OVER 100 CAREER SALES!!

As a Resident and Realtor in Ocean One I've sold 52 Units in Ocean One Alone!

**UNITS SOLD:
 1207, 502, and 2501**

**Units are selling in Ocean One!!
 My record speaks for itself!**

CALL:

Catherine M. Durante, P.A.
 Artier Realty, Inc.
954-540-9584

...for prices or market analysis on the sale or rental of your unit and any Real Estate related question you may have...
 Call for info on Regalia, Porsche Design, Chateau and Aqualina Mansions.

UNITS FOR SALE IN OCEAN ONE:

2803, 1908, 2001, 1104,
 1810, 302, 2003, 510,
 1809, 709, and 1109

**LIST YOUR APARTMENT NOW!!
 Call me for buying, selling, and price analysis of your apartment!!**

