

Ocean One Waves

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OCEAN ONE Condominium Association

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PRESIDENT'S MESSAGE

On Thursday, March 24th, the second open Board meeting of this year was held in the Spa. While attendance was very limited, it was a full agenda. Several proposals important to the Association were discussed and approved by the Board:

1. REVIEW AND APPROVAL OF PROPOSAL TO ADD AN FOB READER AT TENNIS COURT DOOR

Manager Monique Perez presented two proposals to install an FOB reader on the door that leads to the tennis court. Currently, the door uses key access. It is recommended that an FOB reader be used instead, as the key lock frequently rusts making it difficult to open the door. Additionally, the FOB reader would provide more security and an access history to ensure only authorized residents are using the courts.

The scope of the work includes:

- Approximately 350-450 feet of conduit wire to integrate the new FOB reader to the existing access control system as well as all installation of the required infrastructure.
- Access control software programming and configuration
- 1 year full parts and labor warranty

Two bids were presented:

* **Bid 1 - Delphi One Systems:** \$5,364.77.

(The original price presented was \$5,865.82 but was reduced due to our existing relationship with the vendor.)

* **Bid 2 - Integrated Fire & Security Systems:** \$6,467.49

The Delphi One proposal was approved unanimously.

Continued on page 2

President (cont. from page 1)**2. REVIEW AND APPROVAL OF FIRE ALARM SERVICE AND MONITORING SERVICE CONTRACT**

Our current fire alarm monitoring and service vendor was placed on notice last year for not responding in a timely manner to calls and emails, and for not following up on alarm troubles and false alarms. Despite being put on notice, there has been no visible improvement or effort to improve their performance. As the existing contract expires on 5/1/21 and we have chosen not to renew it, we have decided to hire a new vendor. We have received two proposals for fire alarm monitoring and service which include the cost of the annual fire alarm inspection, unlimited labor during business hours Monday through Friday, and all parts for repairs except head and panel parts. Our current contract, at a cost of \$19,440 per year, does not include parts.

Two bids were presented:

- * **Bid 1 - ADT Commercial:** \$20,770.00
- * **Bid 2 - Integrated Fire & Security Systems:** \$47,440.00

Manager Monique Perez and Chief Engineer George Masten recommended selecting the proposal from ADT, as they are our current sprinkler vendor and provided us with competitive bidding.

The ADT Commercial proposal was approved unanimously.

3. REVIEW AND APPROVAL OF PROPOSAL TO REPAIR LARGE TIKI HUT FLOOR

Manager Monique Perez presented two proposals for repairing the floor of the large tiki hut which has areas that are hollow and sinking. The scope of the work includes replacement of the entire floor area, as the foundation (constructed with untreated wood) is completely rotted.

Two bids were presented:

- * **Bid 1 - Tiki Huts:** \$17,289.00
- * **Bid 2 - Tiki Hut Design of Miami:** \$19,200.00

Manager Monique Perez recommended the Board accept the Tiki Huts proposal as they have previously worked on our Tiki Huts and submitted better pricing than Tiki Hut Designs of Miami for the same scope of work.

Continued on page 3

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President (cont. from page 2)

The Tiki Huts proposal was approved unanimously.

4. APPROVAL OF ELEVATOR CONSULTANT AGREE TO ADVISE WITH MAINTENANCE CONTRACT RENEWAL AND FUTURE MODERNIZATION RFP PLANNING

Considering the age of our elevators and our goal to keep them operational for as many more years as possible, the Property Committee has recommended we hire an engineer to assist in the process of selection of an elevator maintenance company. Our present contract with ThyssenKrupp expires on February 2022, and we want to explore all alternatives prior to signing a new one. Vertical Assessments has submitted a proposal for \$8,800.00 to develop the bid specifications and an RFP for elevator maintenance services, as well as advising during future modernization discussions. The proposal also includes assistance during the entire RFP process including interviews, comparison reports, and selection of an elevator services provider.

Vertical Assessments is very well respected in the industry and has worked in many other condos. At the recommendation of the Property Committee, we used Vertical Assessments previously to do a mechanical assessment of our twelve elevators. The Property Committee has now recommended we move forward with them on this proposal.

The Vertical Assessments was approved unanimously.

5. APPROVAL OF PROPOSAL TO RE-COAT THE SPA AND COOLING TOWER ROOFS

The roofs of the Spa and Cooling Towers, which had been resurfaced in 2019, suffered major deterioration from machinery and labor traffic during the Painting and Waterproofing Project. They are now in need of re-coating in order to maintain our coating warranty. Best Roofing originally submitted a proposal for \$160,000.00,

which was skillfully negotiated down by our manager to \$63,356.69. Additionally, C&S and Amicon, who had done the work, accepted their part in the damage and agreed to contribute \$48,000 towards the re-coating. Epic, the engineering company who oversaw the project, will be overseeing the repairs at a reduced hourly rate. There are a few details left to iron out regarding the repairs and pricing, but the work is time sensitive as it needs to be completed before hurricane season. Accordingly, Management asked the Board to approve the proposal as is, in order to move forward with the legal contract and scheduling. Any additional fees will be presented to the Board and considered for approval individually as change orders.

The Best Roofing proposal was approved unanimously.

6. RATIFICATION OF APPROVAL OF PROPOSAL TO ORDER SPARE ELEVATOR GEAR KIT AND CONTROL BOARDS

As part of our elevator maintenance plan, the Property Committee has recommended that we maintain an inventory of parts that are obsolete and no longer being manufactured. ThyssenKrupp has submitted proposals, as requested by our consultant (see item 4 above), to provide a spare elevator gear kit and two spare controllers. Because these elevator components are obsolete, having them on hand while they can still be sourced will help reduce downtime in the future. The total cost for all three parts is \$42,402.09. The Property Committee has recommended we accept this proposal.

The Thyssen Krupp proposal to supply an elevator gear kit and two control boards was approved unanimously.

Work on the above mentioned projects is expected to commence as soon as possible.

Respectfully,
Tamara Benson

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MEET YOUR NEIGHBOR

Ita Saraga: An Artist Among Us

By Hellen Soriano

Ita Saraga was born and grew up in Colombia. When she was young, she went to Israel and spent four months at the Kiryat Shmona kibbutz where she was able to fully immerse herself in the cooperative lifestyle that characterized those communes. She enjoyed her time there but understands that this is a way of life that is no longer pertinent, even in Israel.

Ita received a bachelor's degree in art from the Hebrew University of Jerusalem; later, she was associate artist at the David Manzur Atelier. In 1992 she produced high-end jewelry in the impressionistic style at the FIAC in Paris.

At the Museum of Modern Art in Boca Raton she creates her art, and at the beginning of 2010 she founded Berengo Studio, the first glass studio of its kind dedicated to the contemporary art of glass, making large exhibitions at important museums around the world. She has sold her art in locations as varied as New York and Mexico.

Her interest in making artwork in glass has increased through time. Glass serves as her inspiration and has become a unique way for her to express colors and shapes. She uses a technique that has been around for over 2,000 years in the island of Murano, in Venice, Italy.

Her intention when working with glass is to bring this ancient and surprising material to life, expressing it through nature, particularly, flowers. She enjoys seeing the cold, stiff glass transformed as it melts into a harmonious blend of warm, organic flowers, taking her inspiration from Georgia O'Keefe. She also enjoys working on glass on metal. She longs to return to Italy to further her Murano work.

These days she is working on creating atmospheres, a set of layers and colors that vanish into space. Her intention is to experience and share emotions. During the year spent

in isolation due to the pandemic, she was able to freely observe the magnificence of every single sunrise and sunset as they became alive through the clear air and this took her level of inspiration to new heights. She has not returned to Colombia since the onset of the pandemic. She still has many artist friends

there as well as an extensive and important art collection.



The restrictions imposed by the pandemic, which kept her in isolation for so many months, brought about a boost for her creativity. She thinks this might be due to the fact that she had no interruptions, she did not have to deal with social situations and she was able to get more inspiration by delving into her deepest thoughts and feelings. Many days she thought her life resembled that of the monks in the Himalayas. She enjoys the sun, light, and sitting by her large windows.

She is a true yoga enthusiast and loves the routine imposed by this ancient discipline to connect with her body. She defines herself as a very spiritual person who likes to connect with the cosmos and nature. She is vegan, and practices Judaism by keeping the Shabbat and following the rules of kashrut. She describes herself as a very sensitive person.

Some of her paintings may currently be enjoyed at the Broward Regional Library where they are part of a group exhibit to honor the memory of our beloved neighbor Raquel Rub.



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Tasty and Easy Springtime Recipe: *Penne with Chicken & Asparagus*

Ingredients

- 1 (16 ounce) package dried penne pasta
- 5 tablespoons olive oil, divided
- 2 skinless, boneless chicken breast halves - cut into cubes
- salt and pepper to taste
- garlic powder to taste
- 1/2 cup low-sodium chicken broth
- 1 bunch slender asparagus spears, trimmed, cut on diagonal into 1-inch pieces
- 1 clove garlic, thinly sliced
- 1/4 cup Parmesan cheese

1. Bring a large pot of lightly salted water to boil. Add pasta, and cook until al dente, about 8 to 10 minutes. Drain, and set aside.
2. Warm 3 tablespoons olive oil in a large skillet over medium-high heat. Stir in chicken, and season with salt, pepper, and garlic powder. Cook until chicken is cooked through and browned, about 5 minutes. Remove chicken to paper towels.
3. Pour chicken broth into the skillet. Then stir in asparagus, garlic, and a pinch more garlic powder, salt, and pepper. Cover, and steam until the asparagus is just tender, about 5 to 10 minutes. Return chicken to the skillet, and warm through.
4. Stir chicken mixture into pasta, and mix well. Let sit about 5 minutes. Drizzle with 2 tablespoons olive oil, stir again, then sprinkle with Parmesan cheese.



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