

# Ocean One Waves

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**OCEAN ONE**  
**Condominium Association**  
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## President's Letter

Dear Fellow Neighbors,

The new year is in full swing and, along with it, so is our Painting & Waterproofing Project. So far, we have stayed on course, despite the fact that we have encountered a few unexpected setbacks:

- Weather delays: We have had over 10 logged and verified weather delay days due to excessive winds. C&S paint has worked with Amicon Management to adjust the drop schedule, schedule work on Saturdays (where applicable) and work on lower portions of the property on windy days all in an effort to reduce the impact of these weather delays on the overall schedule.
- Large variances in quantities of stucco remediation between drops: When the project first began, we were pleased to find low quantities of stucco needing replacement at the first few drops. However, as the project has progressed, we have found drastically higher quantities of stucco replacement are needed, particularly in the drops that are assigned to balconies. It is still too early to know the exact impact this will have on the project budget, but the quantities are being monitored closely by all parties involved.
- Louver replacements/repairs: A number of our stairwell louvers have presented signs of water intrusion. The reasons for the water intrusion vary from louver to louver but those that are compromised will have to be addressed to ensure proper waterproofing of the building. We have total of 34 louvers which may potentially need replacement or repair. The project engineer is working to prepare replacement/repair protocol for various condition scenarios.
- Exterior door replacements: Several of our exterior doors have presented signs of water intrusion and deterioration. A formal audit

*Continued on page 2*

**President** (cont. from page 1)

was conducted, and 22 exterior doors were found to be affected and need replacement. We are in the process of obtaining pricing for the replacement of the impacted doors. As with the louvers, the replacement of these doors is critical to ensure proper waterproofing of the building.

In spite of the above-mentioned obstacles, we are pleased that the project has stayed on course thanks to the diligence and team work between the Property Committee, building Management, C&S Paint, and Amicon Management, all who will continue to work together and do everything in their power to ensure this project comes in on time and within budget. As a reminder, our approved project budget includes a contingency line item to address unexpected issues such as the ones mentioned above.

Earlier this month the Management Office sent out an email notifying you that one of our long-time valet attendants, Camillo Petrarca, suffered a stroke. We created a fund to help Camillo cover his short-term expenses while he recovers. Many of you contributed to this fund, and we have spoken to Camillo who is overwhelmingly grateful for the support that we have shown him during this very difficult time. Camillo has been discharged from the hospital and is now at home being cared for and undergoing physical therapy. With a little bit of time, he is expected to make a full recovery. As Camilo is still incapacitated and unable to work, I urged you to open up your hearts and continue to contribute to his recovery fund that was set up in the Management Office.

Respectfully,  
Tamara Benson



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

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Excellent References  
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## GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People’s lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you’ve sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you—you may find that the type of insurance you have is no longer necessary.



Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter’s or homeowner’s insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

# Gloria Hincapie





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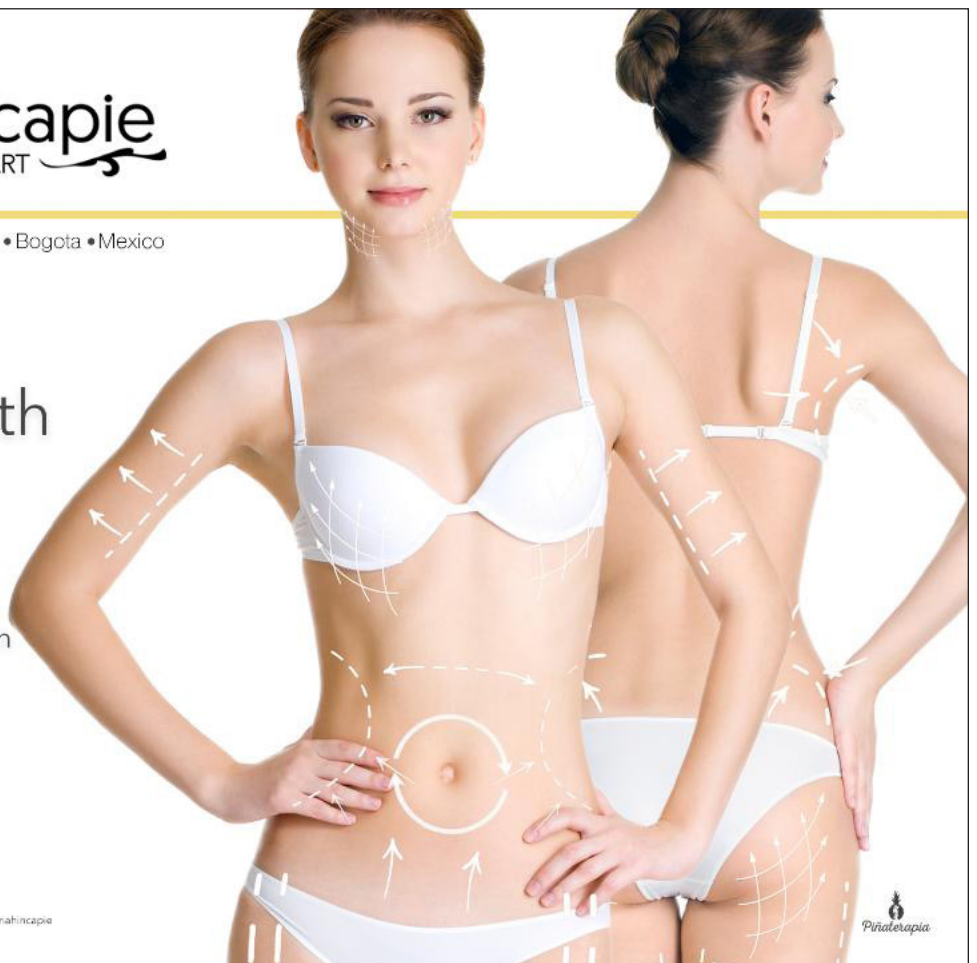
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## ASSISTED LIVING: QUESTIONS TO ASK

Choosing an assisted living facility for yourself or a loved one can be a challenge. This decision should be made by the person considering moving, family members, and his or her doctors. Be sure to take your time and visit as many facilities as possible. Once you've narrowed down your list, try to visit each facility more than once at different times of day, including mornings, evenings, and mealtimes. Before you begin your search, consider these questions to ask:

- What are the admission requirements?
- What services are offered?
- Is the facility licensed?
- How often is the facility assessed and monitored?
- How long has the facility been operating?
- What is the monthly cost?
- Are there any extra costs for additional services?
- Do they accept Medicare or Medicaid?

- How often are rates increased?
- Are there any restrictions on the type of patients they admit?
- Are there full-time physicians, registered nurses, and social workers on staff?
- Under what circumstances would a resident be forced to leave?
- How are complaints handled?
- What is done in medical emergencies and what emergency care is available?
- What security measures are in place?
- Are transportation services available?
- Are pets allowed?
- Are residents able to bring their own furniture?
- Are rooms shared or private?
- What types of meals are offered?
- What activities are available?






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## SHRIMP SCAMPI

Try this delicious meal to serve to your loved ones in February!

- 1 (8 oz) package angel hair pasta
- 1/2 cup butter
- 4 cloves minced garlic
- 1 pound shrimp, peeled & deveined
- 1 cup dry white wine
- 1/4 teaspoon ground black pepper
- 3/4 cup grated Parmesan cheese
- 1 tablespoon chopped fresh parsley

### Directions

1. Bring a large pot of salted water to a boil. Stir in pasta and return pot to boil. Cook until al dente. Drain well.
2. Melt butter in a large saucepan over medium heat. Stir in garlic and shrimp. Cook, stirring constantly, for 3 to 5 minutes.
3. Stir in wine and pepper. Bring to a boil and cook for 30 seconds while stirring constantly.
4. Mix shrimp with drained pasta in a serving bowl. Sprinkle with cheese and parsley. Serve immediately.



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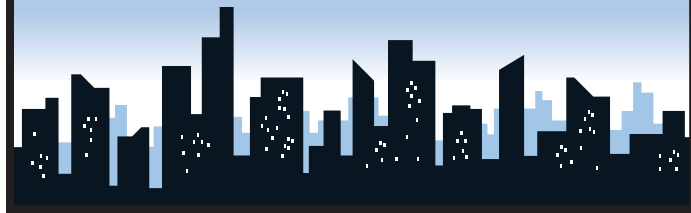
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