

Ocean One Waves

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President's Letter

Dear fellow residents,

The purpose of this month's letter is to provide you with the latest developments of the Painting and Restoration project.

We are presently working with 16 swing stages, which allows us the manpower to be on schedule with a projected completion date of December 2019. Nevertheless, we have encountered several situations which are presently under investigation that may affect our progress.

First, and most concerning, are the stucco repairs. We have discovered that in some areas the stucco layer is 3/8 inch deep and in others as much as 3 inches thick. This goes back probably to the initial construction of the building where the external walls were not even, and the builder, rather than aligning the building blocks, used stucco to even out the external walls so that they looked smooth from top to bottom. Therefore, there are cracked areas that when repaired will require larger quantities of stucco than originally expected. Furthermore, this additional stucco work requires us to engage additional inspectors to ensure that we stay on schedule. Another big unknown that we face during the stucco reparation is that in some of the areas with existing cracks that we have opened up there is no wire mesh holding up the stucco. Presently, we do not know the extent of this defect and cannot predict how much wire mesh will have to be added prior to applying new stucco.

The projected replacement/repair of the louvers is a also matter of concern. In the areas where work is being conducted, the engineer has found that our louver frames are not the correct size and had been adapted manually in order to fill in the gap. Additionally, we have discovered that some of the cinder block cells surrounding the louvers are empty, essentially missing the required rebars. Our building has 34 exterior louvers and each louver is being inspected as the project progresses. Only as we continue to make repairs will we learn the extent of this problem. After inspecting the 109 exterior metal doors in the building, it was concluded that only 22 needed replacement. These have already been contracted out to an outside provider who will manufacture and install the new ones.

At this point, we are hopeful that despite these challenges the project will come in on schedule. Of course, as time passes we get a clearer picture of how the project is evolving.

Respectfully, Tamara

Spring Recipes

Cooking seasonally is a great way to get quality produce at its very best and making dishes that truly complement those flavors. Springtime vegetables and fruits are featured in these great recipes.

Asparagus Quiche

- 1 frozen 9-inch pie crust, unbaked
- 1/2 pound asparagus
- 1/2 cup shredded Swiss cheese
- 6 eggs
- 1/2 cup sour cream
- 1 cup milk
- 1 tablespoon dried onion flakes
- 1/2 teaspoon salt
- 1/2 teaspoon pepper

Bake pie crust in a 450 degree F oven for 10-12 minutes or until pastry is set and dry. Remove the woody ends of the asparagus. Cut the remaining asparagus into 1-inch sections and cook in boiling water for about 5 minutes. Drain and arrange asparagus in bottom of baked pastry shell. Sprinkle with the shredded Swiss cheese. In a mixing bowl, beat the eggs and blend in sour cream, milk, onion, salt, and pepper. Pour into pastry shell. Bake in a 375 degree oven for 35 to 40 minutes or until a knife inserted near the center comes out clean. Let stand for 10 minutes before cutting.



Strawberry and Spinach Salad

- 1 pint strawberries, with hulls removed and sliced
- 2 bunches fresh spinach leaves, washed and torn into small pieces
- 1/2 cup sugar
- 1-1/2 tablespoons minced green onion
- 1/2 teaspoon paprika
- 1/2 cup olive oil
- 1/2 cup balsamic or cider vinegar
- 2 tablespoons sesame seeds

In a large bowl, place strawberries and spinach leaves. In a separate bowl, combine remaining ingredients and whisk until well blended. Pour dressing over spinach and strawberries and toss.



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St. Patty's Day Riddles

Q: What is out on the lawn all summer and is Irish? **A:** Paddy O'Furniture

Q: What do you call a fake stone in Ireland? **A:** A sham rock

Q: Why does a leprechaun wear green suspenders? **A:** To hold his pants up!

Q: How late do leprechaun kids get to stay up? **A:** Until the wee hours.

Q: How can you tell if an Irishman is having a good time? **A:** He's Dublin over with laughter!

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