

Ocean One Waves

Volumne 22 Issue 1

March 2021

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
Jenny Rios... 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

MARCH

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 MESSAGE

Dear fellow residents,

Sadly, after being with us for over seven years, our Manager Monique, will be leaving us at the end of this month. Her last day will be Friday, March 26th. I am sure that all our residents would like the opportunity to say "goodbye" and wish her well as she embarks on the next chapter of her life. Because of Covid regulations, we cannot have a formal gathering to accommodate what could be over 100 people at one time. Therefore, we have scheduled Wednesday, March 23, between 1 and 3 pm for an informal open house goodbye party at the Spa. During that time you can come for a few minutes to wish Monique well, enjoy some light refreshments, and also have the opportunity to meet our new Manager. Please join the Board in showing our appreciation to Monique for her many years of service, dedication and a job well done.

On a happier note, I am delighted that Daylight Savings time begins again on March 15th. The additional daylight lengthens our time outdoors, including the use of our pool and beach. Therefore, pool and beach service will be increased an extra hour and be available between the hours of 8:00 a.m. and 6 p.m.

With the good weather we have been having, the forthcoming Easter vacation with expected additional guests, and Covid regulations still in effect (which means reduced seating), it is a challenge to operate these areas. I would like to remind you of some of the rules and regulations in effect and ask for your cooperation:

- The swimming pool may be used daily from dawn until dusk. There is no lifeguard service, so you and your guests swim at your own risk.
- Children under 14 are not permitted in the pool unless accompanied by an adult. For reasons of health and safety, use of the Jacuzzi whirlpool is only permitted for children over 14 years of age.
- Pool Staff and Security Guards have the right to ask for identification from any users at any time.
- No eating of foods or snacks is allowed at the pool. No beverages, other than

Continued on page 2

President (cont. from page 1)

water in plastic containers, are allowed.

- Florida law requires that you shower and remove any perspiration and/ or suntan oils before entering the pool. This should also be done out of consideration for your neighbors
- Out of consideration for all, lounges and chairs may not be reserved when the resident is not in the pool or beach area. The staff is instructed to strictly enforce towel policies which allows for one regular towel and one lounge chair cover per resident or guest and a maximum eight regular towels and eight lounge chair covers per unit, or a maximum of six during the busy season. All persons using Association towels must leave them on their lounge chairs once they are done using them or return them to a pool attendant.

Please note: All guests must have a guest pass or Unit I.D. to obtain a towel or lounge chair. You are prohibited from lending your personal I.D. card to anyone. Also if you are a new owner please make sure you fill out the owner registration form available at the management office or front desk. This is to ensure the staff knows who you are and otherwise you may be denied services.

- No diapers are allowed in the pool. Swim diapers are allowed with the use of a rubber pull-up over the diaper. This is to ensure sanitary swimming conditions for all. Should you need a rubber pull up, you can purchase one from the pool attendant at a charge of \$4.00 each. There will be no exceptions to this rule. Children under the age of 2 years are required to wear rubber pull ups over the swim diapers.
- Ball throwing and/or Frisbee tossing in the pool area are strictly prohibited along with large floatation toys.

In addition to these rules and procedures, all posted rules apply.

Our Security staff reserves the right to write up a violation report on any resident or resident guests who do not comply with these or any other rules. The report will be presented to the Grievance Committee and subject to a fine.

Although not stated in our rules and regulations, it is highly recommended that you provide a gratuity to our pool staff when service is given.

As we enter our busy summer season, we request your full cooperation to ensure these amenities are enjoyed by all.

Respectfully, Tamara Benson

CELEBRATING OVER 100 CAREER SALES!!

As a Resident and Realtor
in Ocean One I've sold ~~52~~ 53
Units in Ocean One Alone!

UNITS SOLD:
502, 2501, 2001 and
I JUST SOLD UNIT 302!!

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

CALL:

Catherine M. Durante, P.A.
Artier Realty, Inc.

954-540-9584 | CmdRealty@aol.com

...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:**
1908, 1810, 1104, 1809 and 1109

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



MEET YOUR STAFF

Cesar Garcia – New Property Manager

By Hellen Soriano

Cesar Garcia, Ocean One's new property manager as of March 26, was born in Cuba but grew up in Spain and Boston. At the time he left Cuba, he and his family found freedom in Spain where they lived 9 years before heading to Boston to join his grandmother for a family reunification. He believes that these trips were the beginning of his eternal love for travel and his love and fascination with other cultures.

After several years in Boston the Garcia family decided they had had enough of the cold winter weather and decided to move south to Florida, making Miami their new home since 2003. The cold had become intolerable and his parents were ready to start enjoying their retirement in warmer climates.

Cesar got his bachelor's degree in Business Administration from Miami-Dade College. He remembers it fondly, with good professors and plenty of people to support him in his studies. He was committed to getting the best education possible.

He got married in 2016 and they love getting together with friends and enjoying the wide variety of food that is offered in Miami's restaurants. He considers himself a foodie.

Professionally, he comes to Ocean One after being property manager for over eight years at the Courts at Brickell Key, a community much like ours with 319 apartments. He is very thankful of his time there and is sure he was able to learn a great deal from the members of his Board, most of whom were CPAs and from whom he was able to acquire a great deal of financial knowledge.

His long and successful career in property management took off in 2006 when he started as administrative assistant and worked his way up. In 2009 he was made Assistant Property Manager. He wanted to make sure he was ready for every step in his career by taking slow but steady moves upward.

His initial opinion about Ocean One is that we have a very cohesive team, able to tackle any project that comes their way. He imagines them as a team on a boat with every member rowing in the same direction. He hopes to be able to continue both the mechanical and aesthetic improvements of our property.

He is very grateful for this opportunity and his wish is to be able to follow on Monique's footsteps. He understands that she did a great job and also wants everyone to feel special and treated with the same warmth that has always characterized Monique. He hopes he will be able to establish solid and strong relationships with each and every one of the residents at Ocean One.



A BLIND WAREHOUSE
Blinds, Shutters & Motorized Shades
GUARANTEED LOWEST PRICES
 Dependable & Quality Work
 In business 30 years with same phone number

30% OFF
 all shades
 and blinds
 until 5/30/21

www.ablindwarehouse.com
 info@ablindwarehouse.com
 instagram@ablindwarehouse

**Free Installs
 & Estimates**

305-598-3343

FASTSTREAM
 NETWORKS

**Bulk High Speed Internet and TV
 for Condo Associations**

Fiber Directly to Each Unit
 Fastest, Most Reliable Fiber Optic Internet Available

PH. 954-573-9093 www.FastStreamNetworks.com

Easy Irish Soda Bread

- 4 cups all-purpose flour
- 4 tablespoons white sugar
- 1 teaspoon baking soda
- 1 tablespoon baking powder
- 1/2 teaspoon salt
- 1/2 cup margarine, softened
- 1 cup buttermilk
- 1 egg
- 1/4 cup butter, melted
- 1/4 cup buttermilk



Preheat oven to 375 degrees F (190 degrees C). Lightly grease a large baking sheet. In a large bowl, mix together flour, sugar, baking soda, baking powder, salt and margarine. Stir in 1 cup of buttermilk and egg. Turn dough out onto a lightly floured surface and knead slightly. Form dough into a round and place on prepared baking sheet. In a small bowl, combine melted butter with 1/4 cup buttermilk; brush loaf with this mixture. Use a sharp knife to cut an 'X' into the top of the loaf. Bake in preheated oven until a toothpick inserted into the center of the loaf comes out clean, 45 to 50 minutes. Check for doneness after 30 minutes. You may continue to brush the loaf with the butter mixture while it bakes.

GET READY FOR TAX TIME

The first step to preparing your taxes is organization of your records. Use this list of commonly needed documents to help you with this year's tax return.

- W-2s
- 1099s
- Statements you've received from your employer or the government, both state and federal
- Interest earned statements
- Interest paid statements
- Notice of distribution from partnerships, estates, or trusts
- Records of unemployment insurance
- Records of Social Security benefits
- Social Security numbers for you, your spouse, and any dependents
- Receipts for deductible expenses, including business, moving, childcare, medical, and home office expenses
- Records of charitable contributions
- Your tax return booklet with label

Although this list is not comprehensive, it is a good start on your way to preparing for your tax preparation.



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!




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.

786-486-9022

Excellent References
Resume Available on Request

One Dollar Emergency Dental Visit
Including Necessary X-Rays
NEW PATIENTS ONLY.



Meet Your Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:

9456 Harding Avenue, Surfside, FL
Phone (305)866-2626 Fax (305)866-2204
4011 W. Flagler St. Ste. 506, Coral Gables, FL
Phone (305)643-1444 Fax (305)643-0447

Don't Forget... Spring Forward...Fall Back...

Beginning in 2007, Daylight Saving Time was extended one month and begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**. **BE SURE TO SET YOUR CLOCKS AHEAD ONE HOUR AT 2 A.M. ON SUNDAY, MARCH 14TH.**



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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 | bcaits@bellsouth.net

Ask me about your options to refinance your house with almost zero out of pocket!

Copyright ©2021 | NEXA Mortgage LLC
NEXA Mortgage
www.simialbo.com

*SE HABLA ESPAÑOL
FREE CONSULTATIONS

- PURCHASE
- REFINANCE
- CONVENTIONAL
- VA
- FHA
- JUMBO
- FOREIGN INTL.
- AND MORE.

SIMI ALBO

Mortgage Loan Originator
NMLS# 1967815
salbo@nexamortgage.com
(786) 247-7253



stellar

Public Adjusting Services

Professional Insurance Claim Representation

**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

**GOT HURRICANE
DAMAGE?**

GET HELP NOW!

**WAS
YOUR CLAIM
DENIED OR
UNDERPAID?**

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.

License #073624



ARE YOU OVER 40?

DO YOU TAKE MEDICATION TO
CONTROL YOUR BLOOD PRESSURE?

VOLUNTEER WITH

FIUFLORIDA
INTERNATIONAL
UNIVERSITY

Participate in a research study about
health and taking medications.
All information will remain confidential

Earn up to \$50

For more information or
to register your interest go to
<https://go.fiu.edu/MAST>

Contact Us

Email: MastStudy@fiu.edu
Call/Text: (786) 265 - 9825



HABLAMOS ESPANOL

**45 DAY LISTING AGREEMENT!**WERC
realty**Fernando Rizzo**

352-256-2203

"Work with a Professional"



Let's ZOOM!



My urgency is to \$ell your home!

I GET PAID WHEN YOU GET PAID

Fernando@RizzoTheRealtor.com**DIAMOND****REMODELERS***Full Service Contractors*

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

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

305-865-9005www.diamondremodelers.comjeff@diamondremodelers.com

Receive a 15% discount on any remodeling job!

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

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
- Framing, Drywall & Finishes
- Mirror Installation

EST. 1980

- 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 4/30/2021