

Ocean One Waves

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OCEAN ONE
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PRESIDENT'S MESSAGE

Dear fellow residents,

A few months ago in a previous letter, I informed you that this would be a year of peace and quiet, with no large projects, basically dedicated to maintaining the property. That is still the case. Nevertheless, during our last closed Board meeting held on Tuesday, April 27th, one of the topics discussed was how to enhance our property via small, affordable projects

It was decided that a survey with the different options will be presented to the Association and selections will be made based on a majority vote. Some of the items under consideration are:

- Upgrade the equipment in our gym, including purchase of a Peloton machine
- Adapt one of our two tennis courts to function as well as a pickle ball court. This will entail additional tapes on the court surface to accommodate that game's boundaries.
- Build a dedicated, shallow kiddie pool in the southeast corner of the property. With more young families moving into the building, this would be a sensible addition.
- Replace our three coal burning barbecues with gas barbecues. This will entail running a gas line from the pool equipment area to the tiki hut locations as well as purchasing new grills.
- Convert our chlorinated pool system to a saltwater system. A saltwater system produces chlorine from salt. It does not replace chlorine, instead makes its own this type of system is easier to maintain, more cost effective, and is less damaging to our skin and hair. **PLEASE NOTE: this system will NOT make the pool water salty.**



A survey will be sent by the office. Please be sure to respond with your choices/suggestions.

For quite some time I have been troubled by certain activities that, if kept unchecked, will certainly result in increased monthly maintenance costs to all owners. As you may already be aware, the demographics in our building has

Continued on page 2

President (cont. from page 1)

changed, and will continue to do so in the foreseeable future. Many new, young families now reside in our building. What were originally for the most part apartments occupied by two persons, we have many more units occupied by 4-5 person families. That, and with the addition of more families living here full time due to Covid, we can say with certainty that there is a marked increase in the number of full-time residents. This increase in population places an additional toll on our building in terms of staff, maintenance costs and use of resources. A few notable instances are:

- Water usage has increased exponentially. Please be mindful when taking showers and baths, running dishwashers and clothes washing machines.
- Follow and adhere to our rules and regulations, such as respecting the speed limit in the garage, ensuring dogs are either carried or in a stroller as you walk through the building, cars inside the garage are parked in designated spots, no children in the Jacuzzi, guest limits are observed, etc. Increasingly, many rules are being broken or ignored, therefore will have to hire additional security staff to ensure compliance.
- Do not request towel setups in the pool/beach if they will not be used. Our increased towel usage results in increased laundering costs.
- Do not allow your dogs to run through and do their necessities in our plantings. This damages our flowers, which often have to be replaced in order to maintain the beauty of our landscaping. We have a dedicated dog walk in which pets can run around freely, so why not go there.
- Pick up your towels and return to the appropriate bins when you are finished with your pool or beach stay. This is especially helpful at the end of the day, when staff is putting away the furniture. And, if you remain at the pool after hours, definitely do so. Otherwise towels stay out overnight or have to be picked up by

other staff. Additionally, when you are requested to vacate your chairs and lounges at the end of the day, please do so promptly. Our pool/beach staff works on an hourly wage, any work beyond our budgeted hours results in additional costs.

- Our pool is NOT a foot bath. When returning from the beach, please wash your feet (we have three showers nearby) before entering the pool. Our pool is cleaned professionally by a maintenance company, Monday, Tuesday, Thursday, Friday, and Saturday. Lately, especially on Sundays, our staff is spending an enormous amount of time and effort vacuuming the sand that is being brought into the pool, thus delaying the start of normal beach service. If residents don't cooperate, we will have to add additional visits from the maintenance company, again resulting in additional costs.
- There are many units that are undergoing remodeling. We have contractors traversing the building and using the service elevators in order to bring up tools, construction materials and appliances. They are leaving dirt and debris in the elevator, which our housekeeping staff must clean after working hours. There have also been instances where the elevator interior has been damaged, usually a very costly repair that if it can be traced back to a specific owner will be billed back to them. In order to prevent such unnecessary expenditures, please insist that contractors are held up to a high standard of service and professional behavior.

We need the cooperation of all residents in order not to exceed the budget approved for this year. This requires self-monitoring and mindful adherence to the processes and procedures in place, some of which are discussed above. Please help us keep our costs down.

Respectfully,
Tamara Benson

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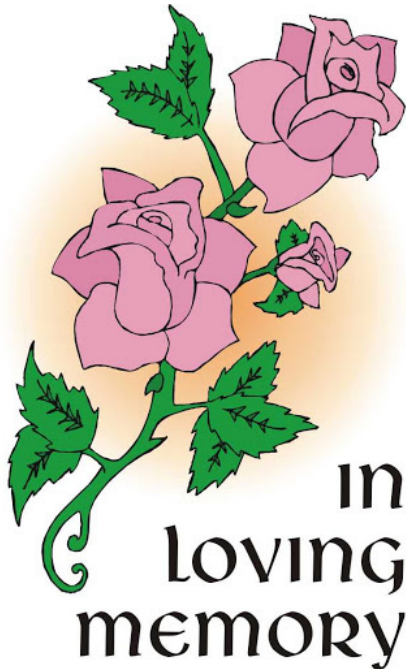
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IN MEMORIAM

It is with our deepest sorrow to inform you of the untimely passing of Mr. John Durante, Vice President of the Board. During the past twenty years, Mr. Durante served on the Board and worked tirelessly to improve Ocean One. Our heartfelt sympathy to his wife Cathy, his children John and Louis and the rest of the Durante family.



IN MEMORIAM

It is with our deepest sorrow that we inform you of the death of Mr. Allan Cytrynbaum, a friend and neighbor to the Ocean One Community. Our deepest sympathy to Sharon, Brian and Rick and the rest of the family.

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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
Resume Available on Request

SUMMER ROLLS WITH PEANUT DIPPING SAUCE

INGREDIENTS

For Summer Rolls:

3 oz. rice vermicelli noodles
12 large shrimp, peeled and deveined
1 large carrot, julienned
2 cucumbers, julienned
8 oz. Napa cabbage, thinly sliced
1 tbsp. fish sauce
1 tbsp. brown sugar
1/4 c. rice vinegar
12 large rice paper sheets
2 tbsp. black sesame seeds
12 fresh mint leaves
12 fresh basil leaves

For Peanut Sauce:

1/2 c. smooth peanut butter
1 tbsp. low-sodium soy sauce
2 tbsp. rice vinegar
1 clove garlic, grated
1 tbsp. freshly grated ginger
4 tbsp. boiling water
1/4 c. crushed, peanuts, for serving

DIRECTIONS

For Summer Rolls:

Place noodles in medium heatproof bowl, cover with boiling water; let stand about 5 minutes or until just tender, drain. Using kitchen scissors, cut noodles into random lengths. Meanwhile, poach shrimp in salted boiling water until they just become pink and opaque. Rinse under cold water, then slice in half lengthwise. In a medium bowl, mix noodles, carrot, cucumber, cabbage, fish sauce, sugar, and vinegar; toss gently to combine. To assemble rolls, place a sheet of rice paper in medium bowl of warm water until just softened; lift sheet carefully from water, placing it on a tea-towel-covered board with a corner point facing towards you. Place some of the vegetable filling horizontally in center of sheet, top with one mint leaf, one basil leaf, 3 shrimp halves, and sesame



seeds. Fold corner point facing you up over filling; roll sheet to enclose filling, folding in sides after first complete turn of roll. Repeat with remaining sheets.

For Peanut Sauce:

Whisk peanut butter, soy sauce, vinegar, garlic, ginger, and boiling water until smooth. Top with peanuts and sesame seeds and serve alongside rolls.

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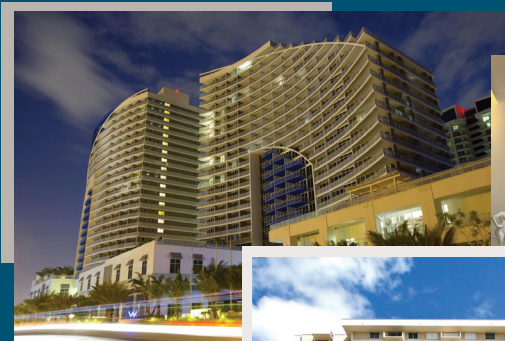
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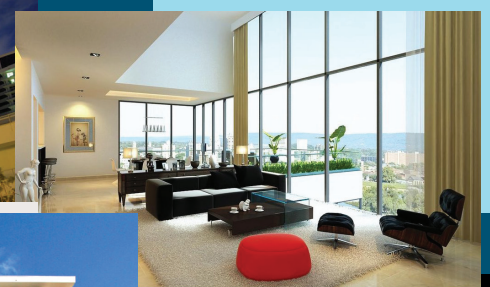
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Hurricane preparedness is a natural part of living in Florida. Below are some key tips to include in your personal hurricane plan. Make sure everyone in your household knows what they are supposed to do.

HAVE DISASTER SUPPLIES ON HAND:

- Flashlight and extra batteries
- Portable, battery-operated radio and extra batteries
- First aid kit and manual
- Emergency food and water
- Non-electric can opener
- Essential medicines
- Cash and credit cards

Check your insurance coverage and be sure it includes replacement coverage, especially for renters.

EVACUATION PLANS:

- **Rehearse your evacuation plan** with your household and leave extra time for traffic.
- If you live in an evacuation zone, make plans to move inland to a friend or family member's home.
- If you are electrically dependent you should evacuate for any category of tropical storm or hurricane.

COMMUNICATIONS:

- **Assign** someone in your home the job of a checking the weather everyday during Hurricane Season.
- **Develop an emergency communication plan.** In case family members are separated from one another during a disaster (a real possibility during the day when adults are at work and children are at school), have a plan for getting back together.
- **Ask an out-of-state relative or friend to serve as the "family contact."** After a disaster, it's often easier to call long distance.

WATER IS LIFE:

- The most important part of your hurricane kit is water. Have 1 gallon per person per day.
- Your water heater can store several gallons of fresh water to use if there is no water pressure, especially in high-rise buildings.

Protect your windows. Permanent shutters are the best protection. A lower-cost approach is to put up plywood panels. Do this long before the storm.

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