

Ocean One Waves

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OCEAN ONE
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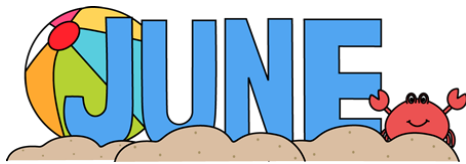
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PRESIDENT'S MESSAGE

Dear Fellow Residents,

In our calendar, January is the month for new beginnings, but for Ocean One, the month of July, is the month of new beginnings.

First, I would like to introduce our new Property Manager. Unfortunately, Cesar Garcia, our manager for the past four months, resigned as he had family matters outside the country that required his presence for a length of time.



Our new manager, Monica Kennick, has been in the industry for over 15 years bringing a wealth of knowledge to the Association. She has managed upscale high end luxury condominiums, her most recent one a waterfront property located in Fort Lauderdale on the Beach. Monica has been with KW management (our management company) for the last three years, floating among several properties, troubleshooting as necessary, and overseeing major projects. She is very familiar with both the physical needs of beachfront properties and the logistics of maintaining them in prime condition. The Board is looking forward to working with her as she undertakes the day to day operations of our home. Please join me in welcoming Monica to Ocean One and feel free to pass by the office to meet her personally.

Our second new beginning is that Ocean One has returned to pre Covid status as of July 7th. That means that many of the areas and facilities closed or limited due to Covid restrictions are now fully open and accessible. Specifically, the Gym, Spa, Card Room, Conference Room, Cafe, Pool Deck, Tiki Huts, Beach, and all other common areas are able to operate at full capacity. All chairs and lounges will be returned to their original locations

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President (cont. from page 1)

on the cafe and pool decks and the beach.

Due to the fact that most residents have been vaccinated, face masks are now optional within the building. But to err on the side of safety (and keeping in mind that the new Delta strain is now infecting many), we strongly suggest you continue to wear masks indoors, especially in elevators and areas where social distancing is not feasible.

Our staff will continue to wear face masks until KW, our building management company, instructs them otherwise.

As I write this, I am thankful that we avoided Elsa, the first named hurricane of the season, and pray that we continue to have a safe summer. Although we did mobilize and prepare the building in the days preceding the 4th of July weekend, we were spared and actually enjoyed wonderful pool and beach days. Let's hope that preparation during hurricane season continues to be our best insurance....

Respectfully,
Tamara Benson

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MESSAGE FROM THE BOARD

Dear Ocean One Neighbors,

We hope this letter finds you well and enjoying your summer.

The Board is contacting to you in regard to the recent tragedy that occurred just a few miles south of us at the South Champlain Towers building in Surfside. It is an unimaginable occurrence, and our thoughts and prayers go out to all the families affected by this devastating event.

Recently, our office has received many calls and emails of concern inquiring about the condition of Ocean One Condominium and whether this type of catastrophe could be relevant to our building. The purpose of this letter is to calm your fears by stating that, unlike Champlain Tower South, our building is presently in excellent condition.

There are major differences between the Champlain Towers South building and Ocean One. Besides the visual differences in size (12 floors versus 29 floors and 139 units versus 241 units), there are major differences in the condition of the structures:

Age: Champlain Towers is a building of 40 plus years whereas Ocean One is a building of just over 20 years. Many engineering practices changed and improved during that span of time.

Design: Champlain Towers is a poured in place concrete structure with conventional re-bar structural slabs or floors. This type of untreated metal re-bar, when exposed to water intrusion, is at great risk of corrosion and, therefore, may fail over time. Ocean One is a poured

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From the Board (cont. from page 3)

in place concrete structure with post tension support cables. These cables were a design change that replaced conventional re-bar. Here, cables are drawn through greased sleeves and, thus, more protected from elements of corrosion.

Maintenance : Champlain Towers was currently responding to a 40-year state re-certification mandate. However, there had been previous reports and telltale indications of possible structural failure that had not been addressed. Ocean One has recently completed a major 2-year \$5 million Waterproofing and Painting project. It involved both an engineering firm (Epic), a project management team (Amicom) and the company that actually performed the work (C and S) Under the direction and keen supervision by our Property Committee, this system of checks and balances ensured that all required work was completed, certified and documented

Previously, in an effort to evaluate our building's status through outside eyes, both from a maintenance point and from a structural appearance, we engaged KW's (our management company) engineer to perform several complete building inspections. The first inspection highlighted over 240 items that required our attention:

some very minor, some safety or procedural issues, and others more urgent such as visible deterioration on cooling tower structures. All of these deficiencies were addressed by our in-house maintenance staff or with the help of outside contractors.

A subsequent inspection approximately two years later revealed an additional 138 items more minor in nature, all of which have been addressed.

This methodology has enabled us to modify our maintenance and upkeep to prevent such reoccurrences from happening.

We want to assure all unit owners and residents that this Board and all past Boards, have been very diligent in their observation and response to structural and exterior non-structural repairs throughout the years. Our goal going forward is to continue to maintain the structural integrity of our building. Presently, there are no concerns, and you can rest assured that **OUR BUILDING IS IN GOOD SHAPE.**

Respectfully,
Tamara Benson, Board President

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