

Ocean One Waves

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OCEAN ONE

Condominium Association

19333 Collins Avenue
Sunny Isles Beach, FL 33160

BOARD OF DIRECTORS

President..... Tamara Benson
benson_tamara@hotmail.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
Monica Kennick ..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



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PRESIDENT'S MESSAGE

Dear fellow residents,

September proved to be a very busy month, with several large ongoing projects aiming to be completed as well as several scheduled meetings.



As I mentioned in my letter last month, the most important and time consuming activity has been the creation of next year's budget. The Board and Management completed the first iteration, which was then presented at a Finance Committee meeting on September 30th. During that meeting all expenses were analyzed and recommendations made. The budget will now be revised and presented again to the Committee at a meeting scheduled for October xxx. It is our goal to finalize the 2022 budget by the end of this month so that it can be mailed out to all unit owners with the Second Annual Meeting notice by November 15, 2021. Voting and approval of the budget will take place during the annual meeting scheduled for December 15, 2021.

As per Florida condo regulations, the First Annual Meeting Notice was mailed out to the membership on September 24, 2021. It contained the Intent to be a Candidate document that must be completed by anyone wishing to run for the Board and filed at the office no later than November 5th. The notice was also posted inside the Association's mailroom for all to view.

I am pleased to report that one of our ongoing projects, replacement of the floor in the large tiki hut, is finally completed. Our initially selected vendor failed to appear and then the second vendor faced delayed deliveries of the required materials. Nevertheless, it is finally done, and as all materials used are treated, the floor should last for many years. Additionally, we added a path of pavers from the tiki hut to the barbecues in order to make the walk between the two easier.

The sand retention project in the north side of the building has also been delayed due to lack of materials. We are placing and securing large lucite sheets against the fence on the north side of the property to prevent the beach

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President (cont. from page 1)

sand from encroaching on our walkway. Because of the demand for lucite partitions created by the pandemic, our orders for lucite sheets keep getting canceled or delayed. From the original order of 22 sheets placed on July 6th, we have only received 12 sheets. What is presently installed seems to be doing the job of minimizing the amount of sand on our walkways. Hopefully we can soon obtain the outstanding pieces and complete the project.

The refurbishing of the pool (repair of cracks, Diamondbrite coating, tile replacement) has been postponed until spring of 2022. Originally planned to commence this month, the project was delayed due to the uncertainty of its duration, specifically, we would not know exactly how long it would take until the pool was emptied of water and areas needing repair could be examined more closely. We did not want to run the risk of not having the pool available as we enter the high occupancy season (November-December-January). Therefore, the project will be rescheduled for February.

A Towel Committee was created to study our ever increasing towel usage and laundering costs and make recommendations to the Board on how to control these. Members are Al Vilar (Chairperson), Anabel Peicher, Ben Maximov, Eric Pfeffer, Gordon Silverman, and Michelle Palinsky. They are meeting regularly, and the Board is expecting their recommendation by the end of this year.

Hotwire should be completing this month the installation of all security

cameras and porting of all building telephones. With those in place, we will have a highly improved, state of the art security system. All common areas and entries to the property will be monitored and recorded. Security personnel (front desk and rovers) will be trained to use the system as well as respond to the various alerts. It is our goal to tighten entry to the property (especially between the beach area pool areas), as well as enforce more closely the rules and regulations.



Respectfully,
Tamara Benson



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Don't Forget... **FALL BACK**

Daylight Saving Time 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 back one hour at 2
AM on Sunday, November 7, 2021.**

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.



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BREAST CANCER AWARENESS MONTH

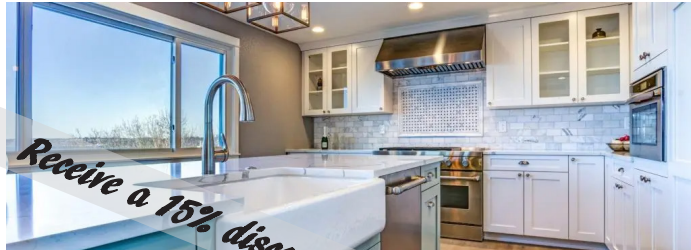
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