

# Ocean One Waves

Volume 22 Issue 9

November 2021

**OCEAN ONE**  
**Condominium Association**  
19333 Collins Avenue  
Sunny Isles Beach, FL 33160

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- Treasurer** ..... Mr. Lewis Thaler  
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- Secretary**..... Hellen Soriano  
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## PRESIDENT'S MESSAGE

Dear Association Members,

A packet containing the Second Notice of the Annual Meeting and the 2022 budget will be mailed out to all members of the Association on November 16, 2021. Please review its contents carefully, as it contains instructions on voting for members of the Board, the ballot itself, as well as a form by which you will vote whether or not to accept next year's budget.

There are four candidates running for three open board seats: Mr. Jake Krasnik, Mrs. Tatyana Krivoruchko and as well as Mr. Pedro Sanchez and Mrs. Tamara Benson, who are running for re-election.

Please review the enclosed biographies and cast your votes by bringing them to the Management office, mailing them in, or in person at the annual meeting. Votes will be counted at the Annual meeting scheduled for Wednesday, December 15 at 6pm.

Also in the packet is the proposed budget for 2022 that will be approved by the Board of Directors at the Budget meeting scheduled for December 15 at 5:30pm. It is the result of countless hours of work by the Board, Management, and the Finance Committee.

It has been quite a challenge to address many ever-increasing expenditures while trying to keep our maintenance fees as low as possible. This year, we experienced dramatic increases in several areas: the cost of insurance for the building, the cost of water provided by the City of Miami, and service contracts. These are external costs that we do not control but which strongly impacted our budget.

*Continued on page 2*

**President** (cont. from page 1)

After much consideration, the budget that is being presented to you will require an increase to monthly maintenance fees paid by owners and a reduced contribution to our reserve account. Specifically, it will entail an increase to your monthly maintenance fees of approximately 6.5% and a reduction from 100% contribution to reserves to 50% contribution. That is, whereby in 2021 full reserves collected amounted to **\$769,425.00** (our reserves presently stand at **\$1,748,561.63**.) in 2022, **\$396,254.00** in reserves will be collected. It is this reduction in reserves that allowed us to keep the increase to your maintenance costs below 7%.

**Please fill out the Limited Proxy form, allowing the Board to reduce the amount of contribution to the reserves, by voting YES. Limited proxies are due by 5pm on December 15, 2021.**

Your limited proxy can be submitted to the office via:

**Email:** pm@oceanone194.com  
**Fax:** 305-931-2630  
**Mail:** Management Office,  
19333 Collins Avenue,  
Sunny Isles Beach, FL 33160

There are three projects that we are focusing on completing this year:

1. Completion of roof repairs and waterproofing those areas
2. Repair tennis courts and adjacent planter
3. Training our staff on the operation and use of the security camera system installed by Hotwire.

The Chanukah holidays fall very early this year, and we would like to invite all of you to share in the festivities. On the first night of Chanukah Sunday, November 28th at 5:30 pm, as usual we will have prayers and candle lighting led by our esteemed neighbor, Mr. Michael Stahl. On the second night, Monday November 29th at 5:30 pm we are lucky to be joined by Dr. Tobias Nobigrot, opera singer and soloist, who has graciously agreed to perform a concert of Chanukah songs. Dr. Nobigrot, a specialist in Pediatric Emergency Medicine, is a family member of our neighbors, the Govea family. Refreshments will be served. Please join us these two evenings as we celebrate the holiday.

I want to take this opportunity to wish all a Happy Thanksgiving.

Respectfully,  
Tamara Benson

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## What is Chanukah?



In 2nd century BCE, in an effort to pull Jews away from Judaism and adopt the Greek culture – Hellenism, the Syrian-Greek regime of Antiochus outlawed aspects of Jewish observance, including the study of Torah, which began to decay the foundation of Jewish life and practice. In response, a band of Jewish settlers took to the hills of Judea in a revolt against this threat to Jewish life. Led by Matitياهو, and later his son Judah the Maccabee, this small band of devout Jews led guerrilla warfare against the Syrian army. Antiochus sent thousands of well-armed troops to crush the rebellion, but the Maccabees succeeded in driving the foreigners from their land.

Jewish fighters entered Jerusalem in December, 164 BCE. The Holy Temple was in shambles, defiled and desecrated by foreign soldiers. They cleansed the Temple and re-dedicated it on the 25th day of the Jewish month of Kislev. When it came time to re-light the Menorah, they searched the entire Temple, but only one small jar of oil bearing the pure seal of the High Priest could be found. Miraculously, the small jar of oil burned for eight days, until a new supply of oil could be brought. From then on, Jews have observed a holiday for eight days in honor of this historic victory and the miracle of the oil. Today, the observance of Chanukah, meaning “dedication” features the lighting of a special Chanukah menorah with eight branches (plus a helper candle), adding one new candle each night. Other customs include spinning the dreidel (a top with Hebrew letters on the sides), eating “oily” foods like potato latkes (pancakes) and sufganiyot (jelly donuts), and giving Chanukah gelt (coins) to children.

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# CINNAMON TOAST COCONUT CRUNCH

This simple crowd-pleaser is great for your holiday's signature cocktail, and all are available for delivery at LiquorSplit.



**INGREDIENTS:**

- 1½ oz. Hard Truth Cinnamon Vodka
- 1½ oz. Hard Truth Toasted Coconut Rum
- 1½ oz. Hard Truth Toasted Coconut Rum Cream
- Cinnamon & sugar, for rim

**CRAFT:**

1. Rim coupe or martini glass with cinnamon sugar, and set aside.
2. Add all Hard Truths to ice-filled bar shaker. Cover, and shake to chill.
3. Strain into prepared glass. Enjoy!

Single servings, add equal parts (one to two ounces each) of Hard Truth Cinnamon Vodka, Hard Truth Toasted Coconut Rum, and Hard Truth Toasted Coconut Rum Cream to an ice-filled bar shaker, cover and shake to chill, then strain into your favorite martini glass. If desired, garnish with a sprinkle of cinnamon. For a party pour, mix one bottle of each Hard Truth into to a serving vessel, and mix well. Serve chilled.

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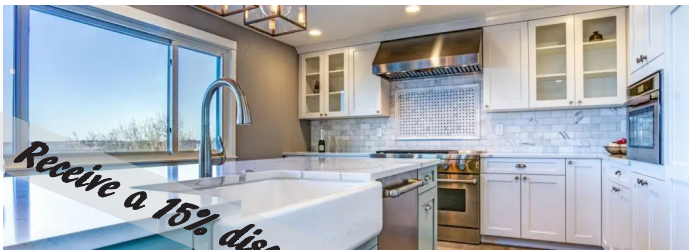
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