

# Ocean One Waves

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**OCEAN ONE**  
**Condominium Association**  
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**DECEMBER**

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**PRESIDENT’S MESSAGE**

Dear fellow residents,

The Annual Budget and Membership meetings were held on Wednesday, December 15th in our spa. At that time, the 2022 budget, previously reviewed by the Finance Committee and submitted by the Board to the Association was approved. Because during this past year we experienced a substantial rise in costs (specifically building insurance and water), the board advised decreasing the reserves contribution (as mandated by law) from 100% to 50% in order to lessen the higher maintenance. The proposed budget reflected an increase of approximately 7% to you monthly maintenance fees. The budget Proxy for approval of partial funding of reserves was sent out in November to the Association for a vote and results tabulated at the meeting showed overwhelming response and approval. This approval for partial funding of reserves will result in a savings to each unit on average of \$135 dollars per month. Management will soon mail all owners a chart with the new maintenance fees that will go into effect January 1, 2022.

Dana Goldman, the new Mayor of Sunny Isles, was invited to the meeting and spoke to the attendees about new developments and projects planned for the city such as widening of sidewalks, traffic control challenges, present construction projects and newly approved building sites.

During the Membership meeting that followed, chaired by our attorney Mathew Maranges, votes for election of Board members were counted. There

*Continued on page 2*

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

were four candidates, two of which were running for re-election, for three open positions. Reelected to a two year term were Pedro Sanchez and Tamara Benson. Jake Krasnik was elected to a one year term.

Also at the meeting, a new permanent committee was ratified. The New Initiatives Committee, chaired by Mr. Jacobo Garzon, will explore opportunities by which the Association can generate revenue or reduce costs. Their efforts will focus on future tactics that will contribute to the financial well being of the building, enhance the quality of life, and protect our investment in our homes. The Board looks forward to their creative recommendations.

**Several projects are planned for 2022. These include:**

1. Refurbishment of the children’s playground (presently closed due to unsafe conditions) will commence as soon as replacement parts arrive sometime in January.
2. Repair and refurbishment of our pool. This project was planned for October 2021, but due to the uncertainty of duration (we do not know the extent of repairs until the pool is emptied of water), the decision was made to postpone until spring/summer when residents can enjoy the warm ocean water.
3. Upgrade of our Leak Detection System will begin in February. This will entail replacement of all equipment in each unit as

4. The Property Committee, working with an outside consultant, will complete its study for the elevator replacement project and present its recommendations and plans for deployment to the Board.

As the year is coming to an end, the board would like to take this opportunity to thank our Management, staff and committees for their labor and efforts to make our homes as beautiful, enjoyable and safe as possible. To all, we extend our wishes for a healthy, happy, prosperous and peaceful new year.

Respectfully,  
Tamara Benson

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## SAFETY TIPS FOR HOLIDAY DECORATING



The holiday season can bring lots of joy into our homes, but it's also a time for potential safety hazards. The following tips from the National Safety Council will help your family have a safe holiday.

### Exterior Decorations

- Do not overload circuits with too many lights. Only use lights that are rated for outdoor use.
- Make sure that any extension cords running power to exterior lights are shielded from moisture and protected from the weather.
- Secure all exterior decorations to prevent accidents caused by wind or heavy snow.

### Interior Decorations

- Do not buy a dry Christmas tree. Remember to water your tree every day.
- When buying an artificial tree, choose one that has been labeled fire-resistant.
- Keep the tree away from your fireplace, radiators, and other heat sources that can cause a fire.
- Check lights for broken sockets, frayed or bare wires, as well as any loose connections.
- Use no more than three light sets on any one extension cord.
- Be sure to use indoor lights only indoors, and outdoor lights outdoors.
- Turn off all lights on your tree and decorations when you go to bed or leave the house.
- Use only tinsel made of material that is nonleaded and nonflammable.
- Place the menorah and other candles out of the reach of children.
- Never leave burning candles unattended, and always supervise children when they're near candles.

Many Christmas plants, including mistletoe, holly berries, and amaryllis, can cause severe stomach problems if eaten. Keep them out of children's reach.



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## SNOW RIDGE ICE WINE

Real icewine can only be made reliably every year in Canada and most years in Germany because it requires a very specific climate. The grapes have to stay on the vine until the winter, usually until Jan or Feb, where they freeze solid at -9 degrees Celsius (15 Fahrenheit). Until the grapes are harvested, they freeze and thaw repeatedly, and all of the flavors get concentrated, with a lot of the water lost. They are then pressed in a hydraulic press when they are still frozen solid. The water remains behind in the press as solid ice. What comes out is the essence, a thick syrup of the grape with tremendously concentrated flavors and sugars. When it's fermented, it makes this beautiful sweet dessert wine. When you smell and taste it, you're right away struck with its tremendously powerful aroma and flavor.



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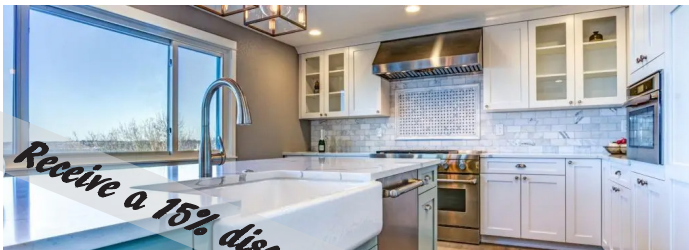
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