

# Ocean One Waves

Volume 23 Issue 1

March 2022

**OCEAN ONE  
Condominium Association**  
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Sunny Isles Beach, FL 33160

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## LETTER FROM THE PRESIDENT

Dear Fellow Residents,

Earlier this month we received the following letter from KWPMC, our property management company.



March 1, 2022  
Via Email

**Re: Facial Coverings are no longer required for Team Members in Counties that have Medium or Low Community Levels of COVID-19 beginning on March 4, 2022**

Dear Board Members:

KW PROPERTY MANAGEMENT & CONSULTING, LLC (“KWPMC”) is committed to the health and welfare of our Team Members and the residents of our Associations.

Based upon the Centers for Disease Control and Prevention (“CDC”) guidance issued on February 25, 2022, KWPMC Team Members who work in Counties that have Medium or Low Community Levels of COVID-19 will no longer be required to wear facial coverings (“Masks”) in the workplace beginning on March 4, 2022. **Team Members who want to continue to use facial coverings on and after March 4, 2022, may continue to wear facial coverings.**

If your Association requires the use of facial coverings in the Association’s common elements or otherwise wants our Team Members to continue to wear Masks, our Team Members will comply with your Association’s Mask requirements. Please discuss the same with KWPM’s on-site property manager.

Sincerely,

*Katalina Cruz,  
Chief Operating Officer*

Therefore, our staff is no longer mandated to wear masks while on site. Nevertheless, those that have constant personal interaction with residents and visitors (specifically, reception, valet, the management office) will continue to do so for their own protection.

*Continued on page 2*

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

Our new Property Manager, Ernesto Moreno, came on board the last week in February (to learn more about him please read the Meet Your Staff section of this newsletter). Since then, Ernesto has managed to meet all the staff personally, has become acquainted with our building and property, and begun directing some projects. Please join me in welcoming Ernesto and wish him a long, productive, and successful tenure here.

The long-awaited reopening of the children’s playground, scheduled for end of February, was postponed due to delay in receiving the repair parts. The new date is now mid-March.

This month, two items were voted on and ratified at the March Board meeting.

1. After a study made by members of a committee, the recommendation was to purchase several new pieces of equipment for our gym to replace those that are no longer operational. Unfortunately, there is a lead of six months until delivery, so the newly purchased equipment will probably not be installed until the end of the third quarter of this year.
2. The contract with the operator of our Ocean One cafe was renewed for another year. I urge all to use their services at the cafe, for delivery at the beach as well as home delivery.

The project to repair and refurbish our pool is still under consideration. Originally planned for late year, later

postponed until this spring, it seems more realistic to commence after the summer. This is due to the fact that the amount of necessary work is uncertain and will only be known when the pool is emptied of water. It is only then that an engineering firm can assess with certainty the scope of the project after which a contract can be drawn and signed. Keeping in mind that July and August are our warmest months with full usage of the pool, a September timeframe seems more viable. We will keep you informed.

Respectfully,

Tamara Benson  
**Board President**

# Women's History Month

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May we raise them.  
May we be them.*



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# MEET YOUR STAFF

## Ernesto Moreno – Ocean One’s General Manager

By *Hellen Soriano*

Born and raised in Miami from Colombian parents, Ernesto Moreno began his career as a Security Force member of the United States Air Force. Security Forced personnel are the Air Force’s first line of defense. It is their duty to maintain the rule of law in all Air Force bases and installations. While serving our country, Ernesto excelled in his positions and received several awards and decorations. These include a Small Arms Expert Medal, an AF Expeditionary Service Medal, a Global War on Terrorism Expeditionary Medal, several Meritorious Service Medals, and the Iraqi Campaign Medal. After a tour in Iraq, Ernesto honorably discharged from the Air Force in order to pursue his education.



I asked him what he believes to be the strongest points he learned while at the Venetian and he wasted no time in telling me:

*“I learned how to deal with a variety of legal issues from lawsuits to depositions, and others. I also learned quite a bit about concrete restoration, cooling towers, building refurbishment, and the importance of never putting aside beautification projects.”*

As far as Ocean One, he is very happy to begin his job here. He considers this to be a beautiful property with great staff with lots of experience. He hopes to be the leader they all need. When asked what he hopes to accomplish in his new role he had this to say:

*“I hope to provide all residents superior customer service; implement lifestyle improvements and enhancements; unite all residents and improve their quality of life.”*


He graduated from Broward College with a minor in Criminal Justice and a Bachelor of Science degree in Business Supervision and Management. He began his career in property management as a front desk manager for the Decoplage Condominium, a 16-story, 667-unit luxury lifestyle waterfront building in the heart of Miami Beach. He quickly grew professionally, becoming Office Manager, followed by Assistant Manager.

I personally am very excited to see all of this happen.

From there he transitioned to One Thousand Venetian Way, a 122-unit condominium located on Venetian Island where he was the Property Manager. He was there for 5 years, from 2017 to 2022, when he came to Ocean One.

We then switched to his personal life where he admits that he dedicates all his free time to his wife and children, two boys and one girl. He loves to spend time with all of them and considers himself a full-blown soccer dad. When his family doesn’t occupy 100% of his time, he enjoys Florida’s saltwater fishing. He has enjoyed traveling to Europe, particularly to Italy and Spain. And if you have not yet had a chance to meet Ernesto, his office door is always open, so stop by and say hi.

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## SHEPHERD'S PIE



### Ingredients

- 4 large potatoes, peeled and cubed
- 1 tablespoon butter
- 1 tablespoon finely chopped onion
- 1/4 cup shredded Cheddar cheese
- salt and pepper to taste
- 5 carrots, chopped
- 1 tablespoon vegetable oil
- 1 onion, chopped
- 1 pound lean ground beef
- 2 tablespoons all-purpose flour
- 1 tablespoon ketchup
- 3/4 cup beef broth
- 1/4 cup shredded Cheddar cheese

### Directions

1. Bring a large pot of salted water to a boil. Add potatoes and cook until tender but still firm, about 15 minutes. Drain and mash. Mix in butter, finely chopped onion and 1/4 cup shredded cheese. Season with salt and pepper to taste; set aside.
2. Bring a large pot of salted water to a boil. Add carrots and cook until tender but still firm, about 15 minutes. Drain, mash and set aside. Preheat oven to 375 degrees F (190 degrees C.)
3. Heat oil in a large frying pan. Add onion and cook until clear. Add ground beef and cook until well browned. Pour off excess fat, then stir in flour and cook 1 minute. Add ketchup and beef broth. Bring to a boil, reduce heat and simmer for 5 minutes.
4. Spread the ground beef in an even layer on the bottom of a 2 quart casserole dish. Next, spread a layer of mashed carrots. Top with the mashed potato mixture and sprinkle with remaining shredded cheese.
5. Bake in the preheated oven for 20 minutes, or until golden brown.

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**INGREDIENTS**

2 oz Good Boy Vodka  
5 oz ginger beer  
0.5 oz lime juice

**DIRECTIONS**

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