

# Ocean One Waves

Volume 23 Issue 4

June 2022

## OCEAN ONE Condominium Association

19333 Collins Avenue  
Sunny Isles Beach, FL 33160

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## PRESIDENT'S LETTER

Dear fellow residents,

Hurricane season officially started the first day of this month, and, by that weekend, weather stations in our area were already announcing a hurricane advisory.

Thankfully, this did not come to pass; nevertheless, the two days of rain (Friday and Saturday) produced so much water that many areas were flooded. I am sure most of us witnessed on TV newscasts the cars floating in the streets and parking lots. I am pleased to report that thanks to our waterproofing project of two years ago, there were no water leaks or flooding reported in our building.

Speaking of projects, I would like to update you on our next large project: the Elevator Modernization Project. As most of you may be aware, we have experienced significant problems with our elevators during the past years. As they are now over 20 years old, they are obsolete, and many replacement parts are no longer available. For example, last year one of our elevators was down for over 3 months while a part no longer available had to be reverse engineered and custom manufactured. In the meantime, the remaining elevator in that tower was doing double duty, being used as the freight elevator for move-ins and remodeling of units. One elevator down for an extended period of time presents a critical situation for our residents, and, as it is a matter of safety, the board has deemed this project to be our number one priority.

It began over a year ago, when the Property Committee and Engineer met with an elevator consultant, who was hired to fully study our present situation and future needs. After several months of work, an RFP (Request for Proposal) was submitted to several elevator companies. It stated very specifically our technical requirements and asked for their response within a month. The proposals returned were then evaluated by the committee and our consultant, specifically in terms of equipment to be installed, duration of the project (keep in mind that we have 12 elevators while most buildings have 6-8), cost of the project and maintenance services to be provided in the future.

After this initial phase, the field was narrowed down to three companies. Further discussion and negotiations ensued, as well as checking references. There have also been site visits to buildings to see the elevators installed by these vendors and

*Continued on page 2*

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

discuss with managers their maintenance and service history. It is our goal to select a vendor by the end of this month.

Concurrently, the board has been meeting with several banks in order to select the best terms for the loan we will be undertaking. At that point, when all details are finalized and the contract is signed, the financing of the project will be determined.

Although nothing yet is fully confirmed, I can share with you our planned timeline:

1. Selection of vendor by July 1st
2. Our legal team to draw up the contract during the summer months.
3. Contract to be signed with the elevator vendor on or about September 1st
4. Contract to be signed with the bank from which we be obtaining the loan to finance the project (funding will consist of reserves and assessment).
5. The project will commence soon thereafter and is estimated to take between 24-36 months.

I will be providing you with more details as they are finalized.

This year the Association will again be hosting our very popular Independence Day Barbecue on Monday, July 4th from 6-9 pm on the upper pool deck. There will be a full choice of barbecued items (ribs, chicken, salmon burgers, hot dogs, beef burgers), soft drinks (you can bring your own wine and liquor), and live music to dance to. Tickets are \$30 for adults and \$20 for children ages 6 and under. As seating is limited to 125 persons, please reserve promptly by bringing your check to the reception desk in the lobby.

Respectfully, Tamara Benson

# RESIDENT & REALTOR OF OCEAN ONE!

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# MANAGER’S LETTER - Hurricane Season Be Prepared

Dear Resident,

Hurricane season is upon us once again and will last through November 30th. Florida can be threatened at any time during this season. The information contained in this letter will help you prepare for a hurricane or other severe weather emergency and understand how your Association will also prepare your community. This letter has also been written to help you take precautions to protect your family and property. Please take a moment to read this very important information.

The Board of Directors of Ocean One at 194th and KW Property Management & Consulting would like to ensure that all unit owners receive as much information as possible to aid in the preparation for any upcoming storm. A tropical storm or hurricane can develop within hours, threatening the area. During these months, special precautions need to be taken by everyone in the community. Stay tuned to local weather updates during the season. Several weather services such as [www.weather.com](http://www.weather.com), offer email and text notifications for severe weather. The following terms are used by weather forecasters:

**Hurricane Watch-** A hurricane may strike within 48 hours.  
**Hurricane Warning-**A hurricane may strike within 36 hours.

Management will mass email periodic updates to all owners and let you know of current conditions or when services have been restored. **Please make sure that management has an updated email address for you.**

All residents are encouraged to develop a personal disaster preparedness plan before an emergency strikes. The following internet links can aid you in further preparations:

- <http://www.nhc.noaa.gov>
- <http://www.fema.gov>
- <http://www.floridadisaster.org>

Please be advised that at the time a Hurricane Watch is issued, KW Property Management Company and its personnel will begin to secure the building and common areas. Before sustained winds reach dangerous levels and the hurricane becomes an imminent threat, the essential personnel will shut down the property’s equipment such as the elevators, HVAC equipment, and domestic water pumps. This will assure your systems will be operational after weather conditions return to normal and power has been restored.

### PLAN AHEAD

#### CLEAR BALCONIES

Implement as many precautions as practical in advance, such as removing all furniture from your balconies, removing and securing all outside items that might become projectiles during the storm, closing hurricane shutters, and placing towels on windowsills and on the bottom of all exterior doors.

If you are leaving town for any length of time during hurricane season, please remove all balcony/patio furniture, plants, and loose objects and assign a nearby relative or friend to close the shutters. In the event of a storm, do not rely on the Association’s staff to make preparations for you; their time will be dedicated to securing the community’s mechanical operations and common areas.

#### EMERGENCY SUPPLY KIT

Residents are urged to develop a disaster preparedness plan before emergency strikes. As part of your plan have an emergency supply kit ready. Be sure to have a flashlight, battery-operated radio, water, and food supplies. A full list is available at: <http://www.floridadisaster.org/index.asp>

#### INSURANCE

Review your insurance policies to ensure you are fully covered. Inventory and take pictures of your apartment

*Continued on page 4*

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**Manager's** (cont. from page 3)

and valuables and store photos and documents in waterproof container.

**SPECIAL NEED RESIDENTS**

Special needs residents should be sure to register NOW with the front desk or office. Residents who require special care or special transportation must preregister with the Miami-Dade County Emergency Evacuation Assistance Program at 305-513-7700, 888-311-3233 or 305-468-5402

**PLAN YOUR EVACUATION**

Have a transportation plan and a pre-planned place to stay during an evacuation. Remember that pets are not allowed in most evacuation shelters. Call in advance so you can make plans for yourself and your pets. As you exit, please sign the security log giving a phone number and address where you may be reached after the storm. Only essential personnel may be allowed back into the community for several days after the storm.

Remember that barrier islands are subject to storm surges or floods and there is only very limited access to leave

the island to the mainland. You will want to evacuate well ahead of the possibility of flooded roads and mass traffic jams.

When an evacuation order is issued, EVERYONE must evacuate the community. An evacuation area is no place to be during a hurricane. Employees and emergency responders are expected to evacuate as well.

There will be no emergency services during a storm, and authorities will not be available to help you. Essential condo operations, such as the elevators, air conditioning, water service, etc. will be suspended. The Condominium could become inundated by a storm surge.

Please also keep in mind that if you do not evacuate, you can expect that there will be no building or Association services once the staff evacuates and possibly for several days after the storm.

At the time a call for evacuation has been issued, the Association employees will conclude the procedures to prepare the community's common areas for the storm and leave. Once an evacuation order is given, you should be packed and prepared to leave. Government officials

advise elderly and handicapped residents not to wait for the official evacuation order; please leave early.

After the hurricane has passed, all essential personnel will return to the property as soon as physically possible. Please be safe and plan ahead!

**PLAN TO STAY AWAY**

Once evacuated, you should plan on having to stay away for up to a week or more. Government officials will block the return of all persons, except essential emergency personnel, from coming back to the barrier island for up to several days.

**LET US DO OUR JOBS**

While we know it may be tempting to try and call the property to see how we fared during the storm, please do not do so. Management, Maintenance, and the Board will be extremely busy getting things back to normal. Management will mass email periodic updates to all owners and let you know of current conditions and when services have been restored. Please make sure that management has an updated email address for you.

Even if Government officials open the barrier island for residents to return, keep in mind that the property may not be ready for you to return, depending on the level of damage incurred, if any. Try to stay away until you hear from us via mass email or the website that it is safe to return. Updates and news will also be posted on the property's website at <https://websites.kw-ic.com/oceanone/>.

Thank you for your cooperation and we hope you have an enjoyable and safe summer.

Your Management team and Board of Directors  
Ernesto Moreno, LCAM  
General Manager

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# NOTICE of a Board of Directors Meeting

Resident  
**MEET & GREET** with  
**S.I.B. Mayor Dana Goldman**  
immediately following.

To: all members of the Board of Directors and all owners: notice is hereby given that an open board meeting of the Board of Directors of Ocean One at 194<sup>th</sup> Condominium Association Inc. will be held at the below time and date.

**Date:**

TBD

**Hour:**

6:00 pm

**Place:**

Ocean One North  
Conference Room,  
19333 Collins Ave.  
Sunny Isles Beach, FL

**Refreshments:**

Wine & Cheese



THE OCEAN ONE SOCIAL COMMITTEE  
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## INDEPENDENCE DAY BARBEQUE

**MONDAY, JULY 4, 2022**  
**5:30 - 9 PM ON THE UPPER POOL DECK**

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# IN LOVING MEMORY

Dear Ocean One Residents,

It is with saddened hearts that regret to inform you of the passing of one of our beloved long-term residents, Mrs. Joan Weiss. We extend our condolences to the family and friends, especially to her partner, Mr. Lewis Thaler our Board Treasurer. Our thoughts and prayers go out to you.

## Joan Weiss 1937 - 2022

Joan Weiss  
June 20, 1937 - June 2, 2022  
Sunny Isles Beach, Florida - Joan "Joanie" Weiss, 84, of Sunny Isles Beach, passed away peacefully from complications following a fall.

Joanie was born in the Bronx, attended the High School of Music & Art and the Univ of Miami. She was married 55 years to Burton J. Weiss. Joan was active in the NMB community, having led NMB Marching Band Parents Association during the 70s. Later, she worked in the office of the Issaev School of Classical Ballet in Aventura, for which she also performed for many years as the Grandma in their annual production of the Nutcracker.

Joan is survived by her partner of 11 yrs, Lew Thaler; brothers Alan and Robert Beshany; son Steven (Lori); Daughter Ellen (Tom Dodson); son David (Jeanny); seven grandchildren, Joshua, Jonathan, Eric, Emily, Adam, Adrienne, & Lily, and 2 great grandsons, Archer Dodson and Boston Weiss.

Services are planned for Beth David Memorial Gardens at 10am, June 7th.

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**Toasted Coconut Rum Lemon Shake Up:** Easy to make with simple ingredients, this lightly sweet, refreshing cocktail a cocktail could not be more satisfying on a sunny day. Lemon, sugar, ice and water are the only companions toasted coconut rum needs to be the perfect summer cocktail.

### TOASTED COCONUT RUM LEMON SHAKE-UP INGREDIENTS:

- 2 oz. Hard Truth Toasted Coconut Rum
- 6 oz. Cold water
- 1 Tbs. Granulated sugar
- Juice of one lemon, plus half the lemon itself

### CRAFT:

1. Add Hard Truth Toasted Coconut Rum, lemon juice, half-lemon, water, and sugar to pint glass, then top with ice.
2. Cover with bar shaker, making sure the two fit snugly together, then shake to incorporate all ingredients.
3. Remove the bar shaker, and serve with a straw.



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