



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

request of owners who did not want anyone else inside their vehicles, at this time it is no longer allowed. Furthermore, vehicles not registered with the system and that do not have active transponders will be stickered. If not removed in a timely manner, they will be towed.

We have a new pest control vendor that we hope will be delivering improved services. They will maintain the same bi-weekly schedule as before, every other Tuesday. If you require services, please contact the front desk to schedule an appointment.

Wishing all continuous summer enjoyment.  
Respectfully, Tamara Benson

**Ocean One 4<sup>th</sup> of July Barbeque Celebration**



Residents and friends enjoyed a fun-filled evening celebrating life, liberty and the pursuit of happiness. America the beautiful!



B<sup>2</sup>H

**ACTION**  
PUBLIC ADJUSTERS  
LOSS CLAIM CONSULTANTS

WE SPEAK ENGLISH, FRENCH & SPANISH  
SU PERITO DE SEGUROS DE PROPIEDAD  
LLAMENOS PRIMERO

**Has Your Property Suffered Damage From**  
**CALL US BEFORE YOU FILE A CLAIM**  
**LLAMENOS ANTES DE ABRIR SU RECLAMO**

**Loss Claim Consultants**  
Joel Anidjar | Public Insurance Adjuster

**786-540-2823**  
actionpublicadjusters.com

This is a solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement. Lic # P130157

**FIRE/FUEGO**

**MOLD/MOHO**

**THEFT/ ROBO-VANDALISMO**

**HURRICANE/HURACÁN**

**WATER DAMAGE/ DAÑOS POR AGUA**

**RESIDENT & REALTOR  
OF OCEAN ONE!**

*My record speaks for itself!*

CALL:

**Catherine M. Durante, P.A.**  
Artier Realty, Inc.

**954-540-9584**

**CmdRealty@aol.com**

...for prices or market analysis on the sale or rental of your unit and any Real Estate related question you may have...Call for info on Regalia, Porsche Design, Chateau and Aqualina Mansions.

**LIST YOUR  
APARTMENT NOW!!**

**Call me for buying,  
selling, and price analysis  
of your apartment!!**



**MANAGER'S LETTER -  
Hurricane Season Be Prepared**

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

*Continued on page 4*

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

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 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, GM

**PHYSICAL & OCCUPATIONAL THERAPY**  
Are You Suffering From Back Pain, Poor Balance, Weakness?

We offer Ultrasound, Massage, Balance & Vestibular Therapy  
Cardiac, Neurological and Senior Rehab  
**Exclusive 1 on 1, In the Comfort of your Home**  
Protective Equipment Protocols

**THERAPY IN YOUR HOME**

Licensed Medicare Provider FL8318

**Brian Caitis @ 954-328-1505 | [bcaits@bellsouth.net](mailto:bcaits@bellsouth.net)**

# LIKK Water Leak Detection Update

Below is the latest update regarding LIKK, the Water Detection System.

As of mid-June, the water leak detection system installed in your units will not continue working as it used to. The water sensors installed, during a water leak, will be limited to reaching out to the hub and sounding the audible alarm you may hear in your unit. It will not escalate an alert to the management team.

**As immediate actions, please advise if your unit will be unoccupied for a long period of time. We will be assisting unit owners to close the water domestic valves on all unoccupied units. Units under constructions, should also have the water valves shut off.**

“Due to inflation and higher manufacturing costs, we are increasing the replacement cost of equipment, as follows”:

- Each HUB: ONE HUNDRED NINETY-FIVE dollars (\$195)
- One WATER SENSOR: TWENTY-SEVEN dollars (\$ 27)
- The cost of reinstallation or house-call: SEVENTY dollars (\$70)

We would like to remind all residents of the importance of the leak detection system (LIKK) in each of your units. Please make sure all sensors are in the appropriate areas. Most importantly the Central Panel is plugged into power outlets (electric outlets) and the switch on the top of the equipment is in the “ON” position (please look for a red, amber, or green light in the front of the panel).

If the central panel is missing, the company shall reinstall the system in your unit as soon as possible. There is a charge of\$ 70 reinstallation fee (plus tax) and \$195 for the missing central panel.



*In Loving Memory*

**of Our Beloved  
Long-Term Residents  
Mr. Dennis Mraz &  
Mr. David Bouhadana**

We extend our condolences to the family and friends, especially to their wives, Mrs. Terenia Mraz and Mrs. Raymonde Bouhadana. Our thoughts and prayers go out to you in your time of bereavement.



**Public Adjusting Services**  
Professional Insurance Claim Representation

*CALL US BEFORE YOUR  
INSURANCE COMPANY!!*

**(305) 396-9110**  
**STELLARADJUSTING.COM**








**RE-OPEN OLD & DENIED CLAIMS**

**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**

**MENTION THIS FLYER FOR FREE POLICY REVIEW**

**GOT PROPERTY DAMAGE?**

**GET HELP NOW!**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rem: Board License #P17524

### Employee of the Month

Congratulations to our May 2022 Employee of the Month!  
**Amaurys Clavero**



Congratulations to our June 2022 Employee of the Month!  
**Joseph Laurent**



# DIAMOND REMODELERS

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
[www.diamondremodelers.com](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced Handyman"**

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



*Receive a 15% discount on any remodeling job!*

Painting & Services Unlimited Lic. CC94BS00437  
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15% Off**  
any remodeling job!

**10% OFF Any Service**  
Valid With Coupon. Not To Be Combined With Other Offers. Exp 8/31/2022