

Ocean One Waves

Volumne 23 Issue 7

September 2022

OCEAN ONE Condominium Association

19333 Collins Avenue
Sunny Isles Beach, FL 33160

BOARD OF DIRECTORS

President..... Tamara Benson
benson_tamara@hotmail.com
Treasurer Mr. Lewis Thaler
mrtennisl@aol.com
Secretary..... Hellen Soriano
sorcentral@gmail.com
Director Jacob Krasnik
Jkrasnik@comcast.net
Director Abraham Kalfus
ajk@knlegal.com

OCEAN ONE CONTACT LIST

Property Manager ... Ernesto Moreno
Assistant Manager ... Dondre Robins
Management Office
Phone Line 1..... 305-931-1232
Phone Line 2..... 305-931-8732
Front Desk
Phone Line 1 305-931-9840
Phone Line 2..... 305-918-0638
E-mail.. frontdesk@oceanone194.com
Receiving
Phone 305-931-9883
receiving@oceanone194.com
Maintenance Supervisor
George Masten..... 305-931-5386
maintenance@oceanone194.com
Valet: 305-931-5712

CONTRIBUTING EDITOR

Hellen Soriano ... sorcentral@gmail.com



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PRESIDENT'S LETTER

Dear fellow residents,

On Tuesday, August 30th, a special meeting of the Association was held in the Spa for the purpose of adopting the Elevator Modernization Project and the \$6,679,533.21 line of credit with which to fund it.

A quorum of the membership was attained at the meeting with a total of 117 (48.5%) of the Association members attending the meeting either in person or by proxy.

After the votes were counted, the results were announced as follows:

1. Elevator Modernization Project Assessment

Votes in Favor: 87

Votes Opposed: 29

The Elevator Modernization was approved by the Membership.

2. Authorization for the Board of Directors to close on a \$6,500,000.00 loan offered by Professional Bank N.A. based on the terms and conditions set forth on the term sheet attached to the meeting notice as Exhibit 3

Votes in Favor: 84

Votes Opposed: 31

The \$6,500,000.00 loan offered by Professional Bank N.A. was approved by the membership

Thereafter, a quick meeting of the Board of Directors followed whereby the Elevator Modernization Project, the special assessment, and the loan from Professional Bank N.A. were unanimously ratified.

Once the formalities were completed, we were able to sign the contract with Noveau for the replacement of our 12 elevators on September 7th. The schedule for the project is as follows:

Contract executed between Ocean One and Noveau and first deposit to

Continued on page 2

President (cont. from page 1)

be made in mid-September.

- Equipment ordered by Noveau (expected delivery January 2023)
- Noveau to conduct a comprehensive engineering study of the condition of each elevator (September - November 2022). The results will determine the order in which the elevators will be replaced.
- Work with Vasile Elevator, Noveau’s subcontractor, on the design and appearance of the elevator cab interior. Vasile will create various designs that will be presented to the Association for vote. (September - October 2022). Vasile will then manufacture the cab interiors according to the design selected.
- Begin construction and replacement of 12 elevators (February 2023}. The project is expected to take between 24 and 36 months and will be completed in four phases, three elevators at a time.

Any questions pertaining to the project, the work schedule, etc. should be directed to the management office.

Additionally, a separate contract has been signed with Noveau to service our existing elevators until they are replaced by the new ones and to provide maintenance services to all our new elevators going forward.

On behalf of the Board, I would like to thank all of the members of the Association who participated in casting their votes and for your continued support moving forward as we embark on this monumental project.

I would also like to take this opportunity to thank Mrs. Hellen Soriano, Board member, who, with the participation of fellow resident Mr. Larry Plotnick, undertook the replacement of gym equipment and the purchase of additional machines. With a budget of approximately \$70,000.00, they were able to obtain seven new machines: four new treadmills, three new cross rowers, one indoor cycle, one rower and one flexibility trainer. The equipment in the gym has been rearranged to accommodate the new equipment. Please join me in thanking them for their efforts.

Respectfully,
Tamara Benson

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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, offer email and text notifications for severe weather. The following terms are used by weather forecasters:

HURRICANE WATCH: A hurricane may strike our area 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 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

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Manager (cont. from page 3)

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

B*H

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LIKK WATER LEAK DETECTION

Dear Ocean One Residents,

Beginning Tuesday, September 6, please be advised that LIKK Technologies will begin upgrading to the new leak detection system along with new sensors for each individual unit. The project is expected to be completed by the end of October / early November. We will require access to your unit to complete the installation. The technicians will be onsite daily from 9:00 AM until 4:30 PM working on this project until all equipment is replaced. The technician has estimated that they will complete approximately 6-8 units per day and our schedule is based on this information. However, this schedule is subject to change depending on how many units they can complete in a day. Should the schedule change, we will promptly send out a revised schedule. Please refer to the below timeline for accessing your unit.

Estimated Schedule (you will be notified of any changes/updates):

Please note: Installation will begin in each line top to bottom*

- September 6th - 9th 01-Line
- September 12th - 16th 02-Line
- September 19th - 23rd 03-Line
- September 26th - 30th 04-Line
- October 3rd - 7th 05-Line
- October 10th - 14th 06-Line
- October 17th - 21st 07-Line
- October 24th - 28th 08-Line & 09-Line
- October 31st - November 4th 10-Line

Nothing further will be required from you for this installation. While on property the technician will always be escorted by a member of the security team and if necessary, security will grant access for the sole purpose of the installation and will secure your unit upon completion. Thank you in advance for your cooperation!

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