

Ocean One Waves

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OCEAN ONE
Condominium Association
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PRESIDENT'S LETTER

Dear fellow residents,

September proved to be a very lucky month for us. While hurricane Ian threatened Florida, somehow it circumvented Miami, and, although there were high winds and torrential rains locally, we incurred no major damage. At Ocean One, we prepared for the worst, and only suffered minor water intrusion and a ceiling leak in the spa area coming from an RTU located on the roof. In two days, we were again fully operational. Thank you Management and staff for a job well done,

During the past month, the most important and time-consuming activity has been the creation of next year's budget. Due to the drastic increases in overall costs and expenses, as well as increases mandated by the contracts we have with vendors, it has been quite challenging to develop a budget that is both realistic and not too burdensome to unit owners. The Board and Management completed the first iteration, which will be presented to the Finance Committee the week of October 24th, 2022. During that meeting all expenses will be analyzed and recommendations made. The budget will now be revised and presented to the board again for approval. It is our goal to finalize the 2023 Budget by the November 1st.

The Elevator Modernization Project has officially commenced. The contract with Noveau, the vendor who will be providing and installing the new ele-

vators was signed on September 12, 2022. Furthermore, they have already been providing maintenance services to our existing elevators. Payments for the assessment to cover the project began on October 1st. Over one third of the unit owners opted for a full one-time lump payment; the remainder chose the 36-month payment plan at an interest rate finally negotiated to 4.3%. For those paying in installments, please note that the balance of your payment can be paid off at any time, with the interest recalculated at that point time. Due to the late mailing of the coupons, the Board of Directors has approved the waiving of late fees and charges for the month of October.

In accordance with the bylaws governing Ocean One at 194th Condominium Association, Inc., and the Florida Condominium Act, at chapter 718, Florida Statutes, the First Annual Meeting Notice will be mailed out to the membership on Friday, October 7th. It contains the Intent to be a Candidate document that must be completed by anyone wishing to run for the Board and filed at the office no later than November 5th. The notice will be posted inside the Association's mailroom for all to view. The Annual Meeting has been scheduled for Wednesday, December 15, 2022, at 6:00 pm in the Spa. At that time, the 2023 budget will be approved and the votes for election to the board will be counted.

Respectfully,
Tamara Benson, President of the Board

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Downloading our Hotwire Fision app only takes seconds and it will have your smart phone or tablet performing all kinds of useful, fun, new tricks. Need convincing?



Here's the Top 10 reasons you should download the Hotwire Fision App right now:

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- 9 Help save some trees and save yourself some money by selecting Paperless Billing (yeah, it's that easy).
- 8 View the list of Fision services that are included as part of your property's amenities package and check out all the exciting optional services available. Call to add services right from the app.
- 7 Prove to your neighbors that you finally upgraded from that flip phone by showing off your particular community's information right from the app. Upcoming events, community amenities and more all at your fingertips.
- 6 Did someone (not you of course) misplace the remote again? The app also functions as a remote control for Fision TV.
- 5 Ever feel like the only one who missed the hot new TV show? Never again! You can schedule DVR recordings and manage your DVR from anywhere right on your phone.
- 4 The next time that annoying neighbor starts to approach, pull out your phone, select the Fision Hotwire app and pretend you're on a call. We won't tell!
- 3 Stuck in a boring meeting? Launch the app, select TV Everywhere and watch your favorite shows.
- 2 Need a little help? We can't pick you up at the airport or organize your closet but our app provides helpful info and Live Chat where you can communicate with an actual human being from our Customer Experience Center.

And the #1 reason to download the Hotwire Fision app right now:

- 1 Download now and enjoy a FREE VOD movie on us! Our gift to you for downloading (and enjoying) the app.

Hotwire Fision Mobile App

Helpful instructions on how to install and log in to the Hotwire Fision App.

STEP 1 Install the Hotwire Fision App

Apple iOS Store

1. From the Home screen, tap the App Store icon
2. Tap Search on the bottom tab and then enter Hotwire Fision
3. Tap Hotwire Fision in the search results
4. Tap GET and then tap INSTALL
5. If prompted, sign in with your Apple ID to complete the install

Google Play Store

1. Open the Google Play Store app *Note: The URL play.google.com can also be used*
2. Search for Hotwire Fision
3. Tap Hotwire Fision in the search results
4. Tap Install
5. Follow the onscreen instructions to complete installation



STEP 2 Start the App

Look for the Hotwire Fision app icon  and tap on it to start the app.

1. For iOS, you should find the Icon on the Home screen. You may have multiple pages of apps and will need to swipe through them to find the Hotwire Fision App Icon.
2. For Android, you can find the app icon with your other apps.

When opening the app for the first time, the Welcome Page will display a preview of the features available in the app by swiping left on the screen. The user can also choose to Sign Up or Log in from this screen.



STEP 3 Log in to the App

You will log in using the same username and password you are currently using to access your My Hotwire online account.

Don't have an online account?

You can create one using the app. You will need your customer number to register.



STAFF APPRECIATION

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Leonardo Mejia
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July 2022



August 2022

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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

Continued on page 4

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

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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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