

President (cont. from page 1)

an increase in monthly maintenance fees of approximately 14%. It also includes a reduction from the mandatory 100% contribution to reserves to 65% so as not to further increase our maintenance fees.

In addition to the Election of Directors, the Association will be voting on adopting a lower amount than a fully funded reserve budget. The option being presented is a 65% partially funded reserve. In order for the Board to adopt a lower amount than a fully funded reserve budget, a membership vote is required.

If you are unable to attend the Annual Meeting in person, you may participate by execution and return of a proxy. Additional proxies are available by contacting the Association's Management Office.

Please fill out the limited Proxy form allowing the Board to reduce the amount of contribution to the reserves by voting YES. Signed limited Proxies are due by 5 pm on December 15, 2022. Your limited Proxy can be submitted to the office via:

Email: pm@oceanone194.com

Fax: 305-9312630

Mail: Management Office

19333 Collins Avenue, Sunny Isles Beach, FL 33160

3. HOLIDAY EVENTS

We invite all residents to attend two-holiday festivities sponsored by the Association. On the first night of Hanukkah, which this year falls on Sunday, December 18th, as usual, we will celebrate with prayers and candle lighting led by our esteemed neighbor, Mr. Michael Stahl. Afterward, we will be joined by our esteemed neighbor and accomplished tenor Alex Soriano, accompanied by pianist Carl Lauderman, who have graciously agreed to perform a concert of classical music and holiday songs. Refreshments will be served. Please join us at 5:30 pm in our lobby to celebrate together.

Additionally, a Holiday Cocktail Party will be held on Wednesday, December 28th from 7-10 pm in the Spa. A full selection of hors d'oeuvres and champagnes will be served. There will also be a full coffee bar and live music to dance to. Tickets are \$20 per person. Please reserve promptly by bringing your check to the reception desk in the lobby. We hope you can all join your neighbors in this end-of-year celebration.

4. 2022 OUTSTANDING PROJECTS

RTUs: A total of 11 rooftop units (RTUs) were purchased and will arrive in April 2023. These RTUs provide cool air throughout the lobby, spa/gym, and our Café. Regarding the machinery in the Café fountain and lobby areas, this equipment was installed for the operation of the temporary air conditioning units in the lobby and Café. While not aesthetically pleasing, it's a temporary necessity to maintain an adequate cooling level. By the end of Q1 2023, the new RTU units will be delivered, and installation will follow shortly thereafter. Unfortunately, there are no viable options until the replacement units arrive.

Leak Detection System: LIKK is in the final stages of completing the system upgrade. Please note that there are some units in which owners did not grant access and/or wish to be present for the installation. For your protection, as well as that of your neighbors, we urge you to ensure that all your equipment is upgraded and functioning in your unit. For units under renovation, please notify the Management office as soon as the job is completed so that the equipment can be reinstalled.

Continued on page 3

CELEBRATING OVER 100 CAREER SALES!

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analysis of your
apartment!!**

President (cont. from page 2)

Pool and Beach Furniture: We have finally received fifty chaise cushions for the beach purchased with the intent of providing additional comfort to our beach patrons. We are presently awaiting delivery of storage containers and will begin a test period commencing January 1, 2023. After a period of time, we will evaluate such variables as the increase in setup time, propensity to cleanliness, and resident satisfaction before ordering more. Please note, because we only have a limited number of cushions at this time, our plan is to dispense on a first come first serve basis two cushions per unit, with the resident being present and showing his/her building photo ID.

Cabana Furniture: My compliments and thanks to the owners of the 16 cabanas who initiated and purchased for their personal use a set of tables and chairs in front of their cabanas. It projects a beautiful, uniform look that enhances the value of our private beach and the building. Special thanks to Frimmy Garzon who chaired the selection committee together with three other residents. We encourage cabana owners to continue their efforts in making use of this great amenity they are so lucky to have!

SPA Rental: The rental of the Spa area for usage by residents was approved at a previous Board meeting. At this point, due to the elevator renovation project, it will be only rented as is, in order to limit elevator traffic. That means, no additional furniture can be brought in. A survey will be sent to all owners so that you can communicate to us your thoughts on this initiative.

5. NEW INITIATIVES

Elevator Modernization: Installation of the new equipment is expected to commence in March/April of 2023. In the meantime, we are working closely with the vendor on the internal design and materials of the elevator cabs. It is expected that three to four renderings will be completed by December, after which they will be presented to the Association for a vote. Please participate in the selection process. We understand that, although elevator cabs are a minor part of the entire project in terms of budget and complexity, visually they are the most important and challenging, as they will be an integral part of our daily life and the building's appearance.

Valet: Please be advised that valet fees will go into effect with a project start date of January 1, 2023.

- Daily Fee of \$5 (pre-payment of \$3).
- Overnight Fee of \$10. (Weekdays)
- Weekend Fee of \$25 per day. (Prepayment may offset this fee)

Once SMS Valet Software System is fully operational, a 3-month period will be analyzed and reviewed by the Finance Committee. I would like to thank Mr. Jacobo Garzón, along with his committee, who evaluated the software, visited several properties to observe various operations, and made the final recommendations. We hope that this new system will be a source of revenue for the Association as well as provide improved operation and security to our valet services.

As the year is coming to an end, the board would like to take this opportunity to thank our Management, staff, and committees for their labor and efforts to make our homes as beautiful, enjoyable, and safe as possible. To all, we extend our wishes for a healthy, happy, prosperous, and peaceful new year.

Respectfully,
Tamara Benson



**Holiday
Cocktail Party**

HOSTED BY:
Ocean One Social Committee
WEDNESDAY, DECEMBER 28, 2022
7 PM - 10 PM
VENUE: OCEAN ONE SPA
TICKETS: \$20.00 PER PERSON
PLEASE SEE FRONT DESK TO RSVP & PURCHASE TICKETS.
MUSIC: DJ MARIAN ~ ASSORTED HORS D'OEUVRES & CHAMPAGNE



EMPLOYEE HOLIDAY FUND

Dear Ocean One Residents,

As the holiday season is now upon us, we would like to take this time to reflect and give thanks to those who have dedicated their time and efforts to make our community a great place to live. In appreciation of our staff, a Holiday Fund bank account has been established to collect donated funds to be distributed to each employee. This is our way of showing our year-round appreciation to the 37 staff members that provide such an important service. The staff members are a critical asset to the community and small gestures go a long way in building team loyalty and excellence.

Your contribution may be personally delivered to the Management Office or mailed to Ocean One at 194th Condominium, Attn: Management Office, 19333 Collins Ave, Sunny Isles, FL 33160. Checks should be made payable to “Ocean One Holiday Fund” and on your contribution, please make sure to include a reference “Holiday Fund” with your unit number.

The Management Office will be collecting contributions through Monday 12/12/2022 and proceeds collected will be distributed to all the employees. We thank you in advance for your generosity and wish you and your family all the best for the holiday season!

Sincerely,
The Board of Directors
Ocean One at 194th Condominium Association



Sweet, Salty, Spicy Party Nuts



Ingredients

- cooking spray
- 1 cup untoasted walnut halves
- 1 cup untoasted pecan halves
- 1 cup unsalted, dry roasted almonds
- 1 cup unsalted, dry roasted cashews
- 1 teaspoon salt
- ½ teaspoon black pepper
- ¼ teaspoon ground cumin
- ¼ teaspoon cayenne pepper
- ½ cup white sugar
- ¼ cup water
- 1 tablespoon butter

Directions

Preheat the oven to 350 degrees F. Line a baking sheet with aluminum foil and lightly coat with cooking spray. Combine walnuts, pecans, almonds, and cashews in a large bowl. Add salt, black pepper, cumin, and cayenne; toss to coat. Heat sugar, water, and butter in a small saucepan over medium heat. Cook until butter is melted and sugar is dissolved, about 1 minute. Slowly pour butter mixture over nuts and stir to coat. Transfer nuts to the prepared baking sheet and spread into a single layer. Bake nuts in the preheated oven for 10 minutes. Stir nuts to coat with warm syrup; spread out in a single layer. Return to the oven and bake until nuts are sticky and roasted, about 6 minutes. Allow to cool before serving.

B*H



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Ocean One

**ANNUAL MENORAH LIGHTING
&
HANUKKAH CELEBRATION**



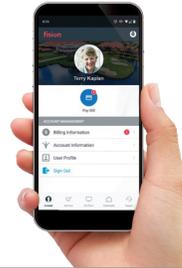
**Please join us for a night of
sharing and celebration!**

SUNDAY, DECEMBER 18TH, 2022
At Front Desk Lobby
Starting at 5:30pm

Lighting Lead by: Mr. Michael Stahl

Come and enjoy the jelly donuts!

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- 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.

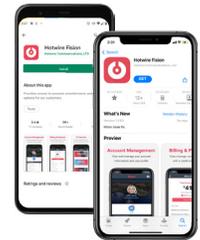
STEP 1 Install the Hotwire Fision App

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.

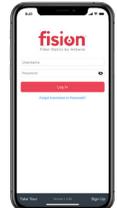


STEP 3 Log in to the App

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

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