

# Ocean One Waves

Volume 23 Issue 11

January 2023

**OCEAN ONE**  
**Condominium Association**  
19333 Collins Avenue  
Sunny Isles Beach, FL 33160

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## PRESIDENT'S LETTER

Dear fellow Residents,

On Behalf of the Board of Directors here at Ocean One, we wish you a very Happy and Healthy New Year. May you and your loved ones be blessed with many good things.

December was a very busy month for Ocean One. Hurricane season ended, snowbirds returned, holiday decorations and outside lighting were installed, management and staff worked tirelessly to complete several projects, monies from the holiday fund were disbursed to our staff, and joy was in the air.

We closed the year at the annual and budget meetings held in the spa on December 15th. A quorum of the membership was achieved at 46.9% of which 84.9% was in favor of passing the 2023 Budget, previously recommended by the Finance Committee and approved by the Board, with the recommended 65% partial Reserves contribution.

As there were only three candidates running for the three open board positions, there was no need to hold elections, and these candidates were automatically ratified. The 2023 Board of Directors is comprised as follows: Tamara Benson, President; Hellen Soriano, Vice-President; Lewis Thaler, Treasurer; Abe Kalfus, Secretary;

Janette Kaye, Director.

Two very successful social events also took place. The Annual Lighting of the Menorah and Hanukkah Celebration was held on December 18th in our main lobby. With over 60 residents in attendance, it featured candle lighting and prayers led by resident Michael Stahl and a concert of classical and modern songs by our own tenor, Alex Soriano, accompanied by pianist Carl Lauderman. Jelly donuts, wine and chocolate coins were served.

The Holiday Cocktail Party was held on December 28th in our spa, beautifully decorated by our Assistant Property Manager, Dondré Robins. With plenty of hors-d'oeuvres passed around, an open bar featuring champagne (and wine donated by KW Property Management), as well as live music, there was nonstop dancing for over three hours. According to those in attendance, it was a great party and should be repeated more often. Unfortunately, the funds allocated to the social committee are limited, but we will plan for another sometime later this year.

January is also expected to be a busy month.

As a result of the approval of the 2023 budget, new monthly maintenance fees

*Continued on page 2*

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

will go into effect. New coupons have been mailed out to the owners and by now should have been received. All those who pay monthly fees electronically, please advise your banking institution of the new amount. For those enrolled through the autopay system, chances are that the amount can be updated automatically. Please ensure you verify your account and contact the management office with any questions or concerns.

Valet fees will go into effect this month. Basically, there will be a \$5-dollar parking fee for all outside vehicles wishing to park at Ocean One. Owners who wish to validate their visitors' fees, will be charged \$3 dollars. This will be managed electronically and requires the installation of the SMS Valet application on your mobile phone. After an initial period, the system will be evaluated in terms of fees, security improvement, and overall benefit to the Association. If you have additional personal vehicles that will now be incurring daily parking fees and wish to avail yourself of a permanent parking spot, please contact the office. The building, as well as some owners, have individual spots available for rent.

Three design options for the interior of our new elevators are presently being finalized by Vasile Elevator, Inc., manufacturer of elevator cab interiors. The renderings will then be displayed in the foyers of both the north and south towers, where the members can view and vote for their choice. Our goal is to have a final decision by the end of January, as installation of the new elevators is planned to commence in March.

At the past Board Meeting, the subject of Spa Rental Usage by owners was discussed. The board, in response to previous requests, had consulted with counsel and once advised of the legality, voted to further explore the initiative. Due to the negative response from many of the owners present at the meeting, a survey will be sent out to the Association this month, whereby owners can express their opinions. Only after there is a clear and definitive response, representing a majority of owners, will the usage of the spa for rental be pursued further.

Respectfully,  
Tamara Benson.



## Mystic Force Holiday Toy Drive Held December 1-20, 2022



The purpose of the Toy Drive is to help bring the joy of Holidays and send a message of hope to the children battling cancer. All Ocean One residents participated in this heartfelt program of giving new toys for kids, from toddler through adolescence. Thank you again for your generosity during the holiday season!

Special thanks to our very own Mrs. Catherine Durante who has been spearheading this Campaign at Ocean One for many years. On behalf of the Board of Directors and the entire Management Team, we would like to say thank you for allowing our community to contribute and be a part of this great charitable cause! We look forward to exceeding our contributions in 2023.

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## MEET YOUR STAFF

### John Cortez – Our New Chief Engineer

By *Hellen Soriano*

John Cortez was born in New York. His mother was Puerto Rican, and his dad had a distinguished career in the marines. For this reason, they moved to North Carolina where the family lived until he finished the 3<sup>rd</sup> grade. At that time, they moved once again, this time to Florida. Here, he graduated from Miami High School in 1996 and went on to receive a degree in engineering from the University of Miami. After that, he attended the IBEW (International Brotherhood of Electrical Workers) Local Union 349 where he learned all about electricity and got his license in that field.

He started his professional career at the Ritz Carlton in Coconut Grove where he was hired in their maintenance department as a laundry and kitchen mechanic. Every night he was responsible for performing all needed maintenance on different types of machines such as washers, dryers, folders, and a variety of kitchen equipment. After just 6 months on the job, he was promoted to Maintenance Supervisor for both the hotel and the residential area. He worked there for 8 years. He then moved on to the Hilton Hotel in Doral but was only able to be there for 6 months since the hotel shut its doors at that time.

His career took on a different path when he was hired by First Service Residential in 2018. As a Chief Engineer, he was responsible for conducting yearly maintenance inspections in the different buildings with which First Service works. It was up to him to conduct fire life safety inspections and to ensure that everything was up to date.

He started his job at Ocean One on November 14 and has plunged head on into a variety of large projects that required his prompt attention. One of the main issues he is trying to solve now is how to fix the fence that separates out property from the

beach. This fence was badly damaged during strong winds related to hurricane Nicole and we were lucky we were not directly hit by that weather event because the portions of the fence that came loose would have caused incalculable damage to the property and to residents' homes had they been lifted up and thrown about by hurricane-force winds.

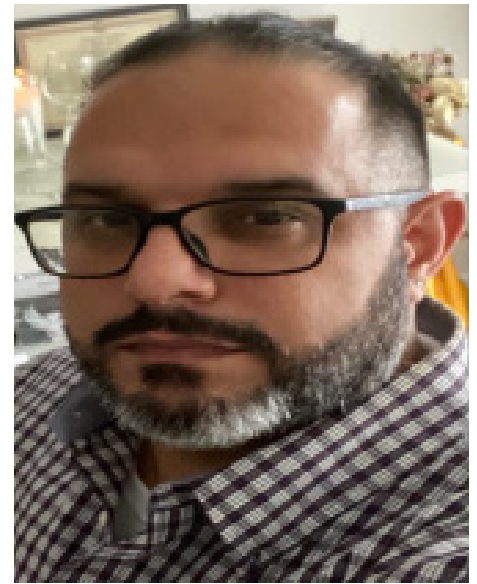
The sand that accumulated close to the fence and is being held in place by the acrylics that had been positioned there will have to be pushed back onto the beach and away from our property because it is placing too much pressure on our fence. Once that is done, poles will have to be dug into the sand to strengthen the fence and prevent further mishaps from occurring. He is also analyzing different options on what to install in order to prevent the sand from continuously blowing into our property and preventing the residents from enjoying the walking path that surrounds it.

Another important project has to do with the lack of air conditioning both in the lobby and in the area of the spa and gym. There are currently 11 RTU units on the roof of that area of our building but they are clearly insufficient to provide the cool air that everyone expects.

He is also looking forward to being involved in the replacement of our elevators, a project that will benefit the building and all residents once it is completed.

Shifting to more personal subjects, he tells me that his hobbies are going to the gym and playing basketball. He is part of a team that has been playing together for over 40 years.

I was very surprised to learn that he also works nights at the state's Child Protective Services offices. He has been doing this job for over 8 years together with his now 23-year-old daughter and 50 more people who go



over reports of people regarding their suspicion that there is child abuse.

They follow a strict protocol which implies a thorough investigation into each allegation. They call the person who reported this situation and then go on to talk to the children that are victims of this atrocious, inexcusable behavior, providing that the children are old enough to explain what has been happening to them. He says he has seen enough horror stories that are deeply embedded in his mind and that there are so many, that he could fill many books. Every time they enter one of these homes, he and his colleagues wear a uniform and are armed in order to be able to defend themselves or the children, should the situation call for such action.

Once the children are separated from the people and place in which they are being abused, they are moved to housing owned by this agency where they await the possibility of being adopted by a vetted family.

His youngest daughter, who is 17 years old and still in high school, has shown a deep interest in working with children with disabilities.

This was certainly an interesting talk and I hope you enjoyed reading about our new chief engineer and getting to know him. I know I certainly did.



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Dear Ocean One Residents,

We would like to take this opportunity to thank you again for your generous contributions to our Employee Holiday Fund. You have added an extra holiday cheer to all of us and have made us feel truly appreciated. Also, to those residents who gave individual employee contributions in lieu of contributing to the fund we would like to express our sincere gratitude. Although your name may not appear here, please know your generosity is very much appreciated! On behalf of the entire Ocean One staff, we thank you!!!

- |                           |                       |                         |                          |
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| Cohen 1008                | Kletsman 2507         | Pavilack 1110           | Sutton 1801              |
| Cytrnbaum 2303            | Klyachman 809         | Peicher 401             | Toledano 2705            |
| Deitch 2304               | Korkut 408            | Perez/Jimenez 1207/2106 | Stromfeld 2207           |
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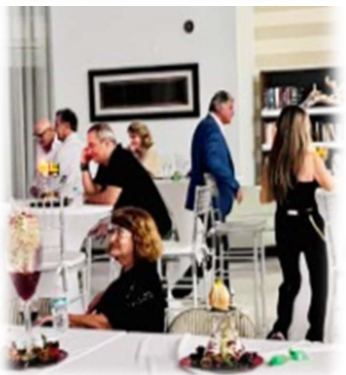
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# HOLIDAY COCKTAIL PARTY

We would like to express our gratitude to everyone the helped to make our 2022 Holiday Cocktail Party a success. A special thanks to the Ocean One Social Committee, Housekeeping, Maintenance, Security and Valet staff members that worked tirelessly to get the job done. To all the residents that came out with their dancing shoes for the celebration and made the night so memorable, thank you again for your support! Please send us some of your best selfies from that party to get featured in our January 2023 Edition of Ocean Waves. Enjoy the rest of this holiday season and please stay safe as you celebrate the New Year!!! Wishing you Love, Joy and Peace for 2023!!!

Sincerely, Management Team



# HANUKKAH CELEBRATION (INCLUDE PHOTOS)

We were very grateful to have our very own residents lead us in our Hanukkah Celebration. Thank you to Mr. Michael Stahl to lead us in prayers and candle lighting. Also, our resident and accomplished tenor, Mr. Alex Soriano whose classical renditions warmed our hearts and stole the night. We are so grateful that you shared your gifts with your Ocean One Family. Special thanks to pianist, Mr. Carl Lauderman who accompanied Mr. Soriano and performed solo musical selections. To all the residents that came out for the celebration and made the night so memorable. Thank you again for your support!



B<sup>2</sup>H



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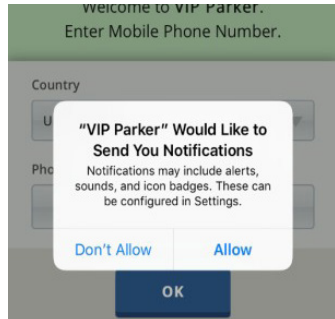
- Guaranteed to enhance the overall valet experience.
- Ticketless system is easy, hassle free, and convenient for you and your guests.
- Improved communication between valet and residents/guests to reduce waiting time.



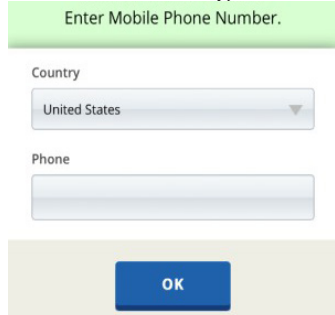
Before starting, please make sure your vehicle is registered. Then, please download “Vip Parker by Tez” from your App Store or Google Play.

### How to Setup your Application

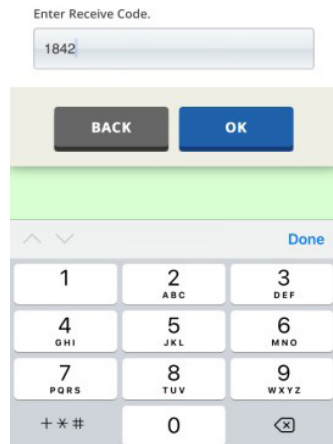
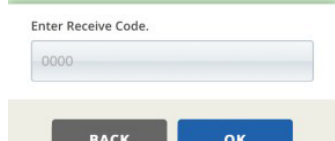
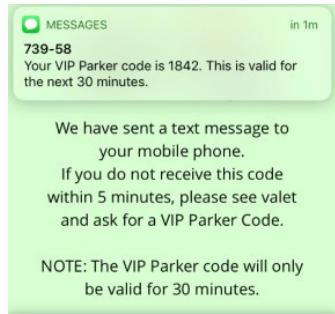
#### 1. Please “Allow” to receive valet notifications



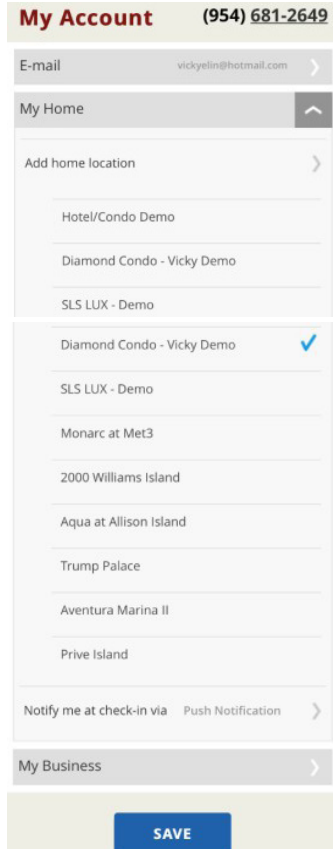
#### 2. Enter cellphone number used in vehicle registration



#### 3. Please enter the 4-digit code received in the text

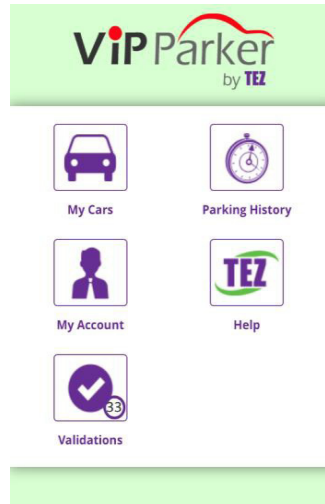


#### 4. IMPORTANT: Click on “My Home”, select your condominium and save.

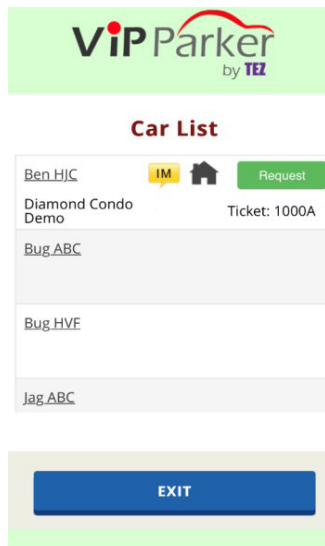


### How to Request Your Vehicle

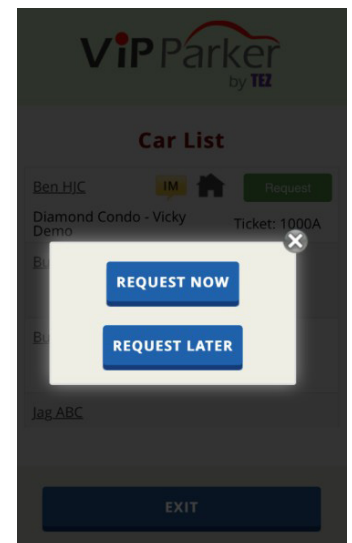
#### 1. Select “My Cars” from the main screen



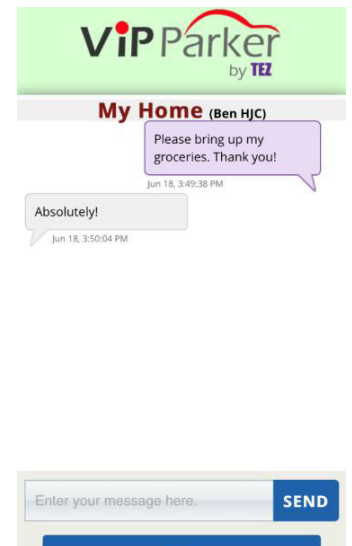
#### 2. Your vehicle(s) will appear in the list. To request, click on “Request”



#### 3. Select if you prefer to request your vehicle “Now” or “Later”



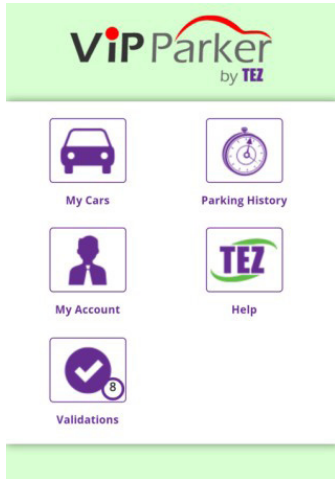
#### 4. Instant Message with valet: communicate with valet using the “IM” option



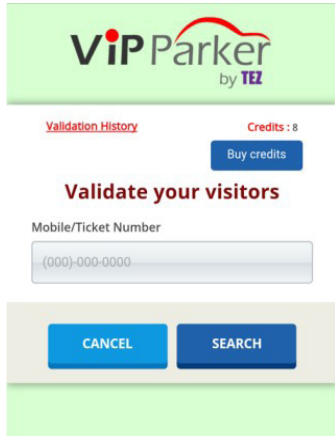


### VALIDATING GUEST PARKING

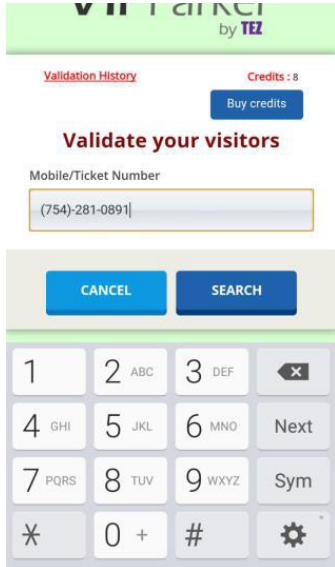
1. Select "Validations" from the main screen



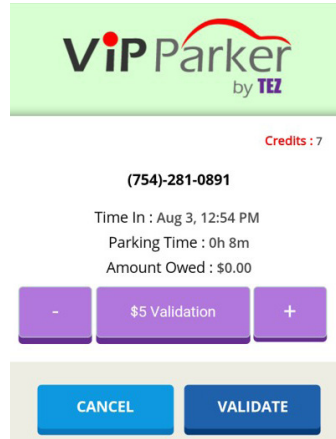
2. Enter the guest Phone or Ticket number



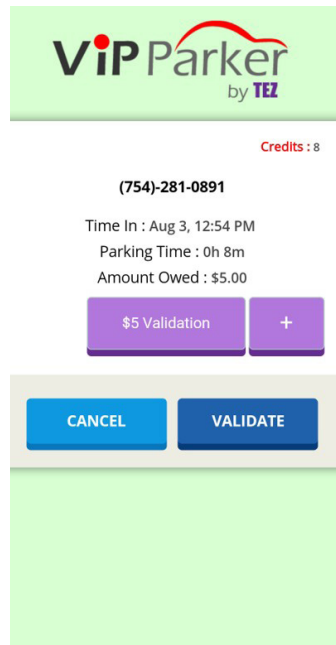
3. Once entered, press "search"



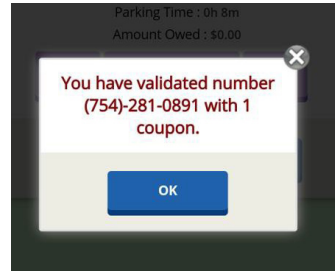
4. Press "+" to add Validations. The Amount Owed is reduced when applying credits



5. Once validations are applied press 'Validate' to complete the process

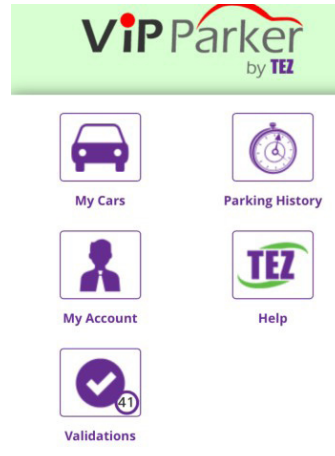


6. The confirmation window will show the Phone or Ticket# validated

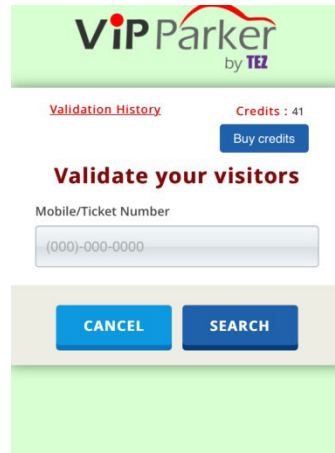


### RESIDENT VALIDATION PURCHASING

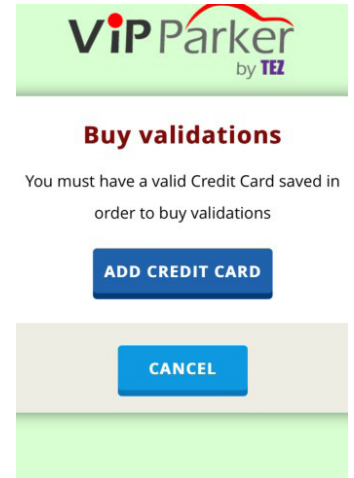
1. Select "Validations"



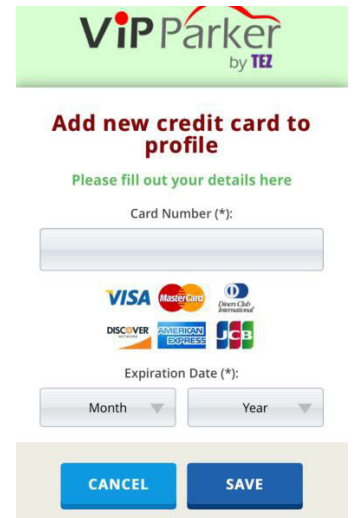
2. Select "Buy Credits"



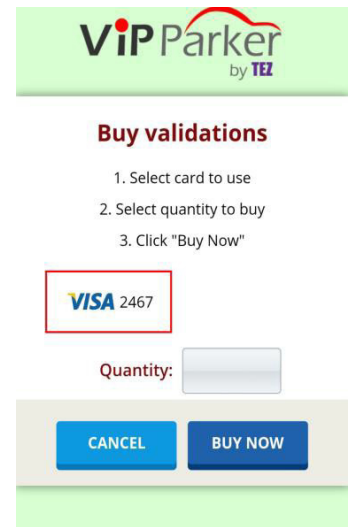
3. Press "Add Credit Card"



4. Fill out with card details and save



5. Repeat steps 1 and 2 to buy credits



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