

Ocean One Waves

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Condominium Association
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PRESIDENT'S LETTER

Dear Fellow Residents,

January marked the beginning of a new year and new initiatives at Ocean One.

Valet fees went into effect this month. After a challenging introductory period, approximately 60% of unit owners have downloaded the application on their mobile phones and are utilizing the application. Our Valet staff is working diligently to train our residents in the use of the new application. A big thank you to Ricardo for hosting a registration session last month, and he will be hosting another session in the month of February.

As a reminder, the fees are as follows:

- \$5.00 Fee - For all outside vehicles wishing to park at Ocean One on weekdays.
- \$10.00 Overnight Daily Fee.
- \$25.00 Weekend Fee (Sat-Sun).

All unit owners are reminded to download the VIP Parker App, which allows them to manage their validations on their smartphones and make payments electronically. Owners who wish to validate their guest's fees will be charged a flat \$3.00 fee from funds that are credited by previously purchased validation fees. A friendly reminder to all our residents and guests, tips are not included and are greatly appreciated!

We have begun evaluating the new Valet system in terms of fees, security improvement, and overall benefit to the Association. We are happy to announce our annual budgeted Income for the Valet Fees was correctly forecasted. Long-term rental parking is available for those who do not want to incur daily valet fees. The Association, as well as a few Unit Owners, have individual spots available to lease.

2023 PROJECTS

The **Elevator Modernization** project is now at the stage where final cab renderings (photos of the inside of the elevator and materials used) are being finalized by Vasile Elevators. The designed elevator boards will be displayed in the lobbies of the North and South Towers. A link along with a presentation will be sent by management by which residents can vote via Survey Monkey. Additionally, printed surveys are available at the management office and the front desk for those who opt not to vote electronically.

The purpose of this survey is to reach a consensus on the elevator interior design which overall best represents the standards and aspirations of Ocean One Condo Association. In order to stay on schedule, a decision must be made by the end of this month. Make sure that you review the renderings and cast your vote.

Continued on page 2

President (cont. from page 1)

The elevator equipment is expected for delivery by mid - March and the actual replacement work will begin on April 1st. There will be three crews, each working on a different elevator, for approximately a period of three months. Once that work starts, we will be down to only one working elevator per elevator landing and the use of that elevator will be limited.

Management will be informing all residents of the work schedule so that large/heavy deliveries, move-ins/move-outs, and renovations can be planned accordingly.

We appreciate your patience and continued cooperation during the entire duration of this project.

RTUs: A total of 11 rooftop units (RTUs’) will arrive in April 2023. These RTUs provide cool air throughout the lobby, spa/gym, and our Café. By the end of Q1 2023, the new RTU units will be delivered, and installation will follow shortly thereafter.

Leak Detection System: LIKK will be assessing the upgrade of the newly installed equipment. With the direction of the Property Committee and the approval of the Board of Directors, new locations are being explored for the main hub of the water detection system. 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. ****A note to all new residents: you may get credit on your homeowner’s insurance if you notify your carrier that there is a leak detection system installed in your unit.****

SPA Rental: As I mentioned previously, there have been requests by residents to use the spa for private events. There has been a divided response to the Board’s decision to investigate further. With that in mind, we will be sending a survey through Survey Monkey requesting your input regarding the spa rental, and, if so, under what restrictions. The survey can be answered electronically or via hard copies available at the front desk that you can fill out and return to the office. Please let us know your thoughts by participating in the survey.

NEW INITIATIVE

Access Control: Management and the Property Committee are working with AT&I (access control vendor), who will be upgrading our access control system as well as providing a 24/7 security surveillance capability. We are in the initial steps but will move along productively over the next few quarters providing updates as needed. Additionally, AT&I

will be assisting us with the elevator modernization access control part as well as inspecting our perimeter and garage entrances.

EMPLOYEE SPOTLIGHT

It is with deep regret that we must announce the departure of our Assistant Property Manager, Dondre Robins, someone we have grown to highly appreciate this past year as he has helped us all in some aspect or another, office or personal matters. It is a bittersweet goodbye as, while we are happy for his new opportunity and continued growth, we are sad to see someone with his detail and professionalism leave. But it is also with great pleasure that we introduce a familiar face to our management office — that of Shawn Romulus, who has traded his position at the front desk for the Assistant Property Manager’s office desk. We wish Shawn a long and successful tenure here at Ocean One.

As Valentine’s Day is approaching, I wish all a day filled with family and neighborly love.

Respectfully, Tamara Benson

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Assistant Property Manager Departure



Dear Ocean One Residents,

It is with mixed emotions that I say farewell to my Ocean One residents and colleagues. During my one-year tenure as your Assistant Property Manager, I have had the opportunity to assist and work with most of you. It has indeed been a pleasure and a privilege to serve all of you in whatever capacity that presented itself. I am grateful for every experience that transpired and for the great relationships that have been afforded. The experience has definitely made a positive impact on my growth and development.

I will remain under the *KW Property Management & Consulting LLC* umbrella as I move forward with a promotional offer and continue to accomplish my career goals. My last official day as your Assistant Property Manager will be Friday, February 17, 2023. Thank you for all your support and cooperation as we collectively worked on the enhancement of the community. To Ocean One I will not say goodbye, but until we meet again! Thank you all!

Best Regards,

Dondré Robins, LCAM, NP
Assistant Property Manager



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Crème Brûlée French Toast

Ingredients

- ½ cup unsalted butter
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- 2 tablespoons corn syrup
- 6 (1-inch thick) slices French bread
- 5 large eggs
- 1 ½ cups half-and-half cream
- 1 teaspoon vanilla extract
- 1 teaspoon brandy-based orange liqueur (such as Grand Marnier®)
- ¼ teaspoon salt

Directions

Melt butter in a small saucepan over medium heat. Add brown sugar and corn syrup; stir until sugar is dissolved. Pour into a 9x13-inch baking dish. Remove crusts from bread and arrange in the baking dish in a single layer. Whisk eggs, half and half, vanilla, brandy, and salt together in a bowl. Pour over the bread. Cover and chill at least 8 hours, or overnight. Preheat the oven to 350 degrees F. Meanwhile, remove the dish from the refrigerator and bring to room temperature. Bake, uncovered, in the preheated oven until puffed and lightly browned, 35 to 40 minutes.



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