



OCEANIA II NEWS

A NEWSLETTER FOR THE RESIDENTS OF THE OCEANIA II CONDOMINIUM ASSOCIATION

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OCEANIA II
Condominium Association
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Oceania Two Infrastructure Tours

Recently the Board of Directors initiated a program to show the owners the infrastructure of our building. A high rise building is a complicated machine, and includes many components which require testing, maintenance and periodic replacement.

The infrastructure tour begins on the roof where you will see the following:

- Roof membrane which seals the building
- Water towers which cool water for the air conditioning system
- Air pumps to vent the the dryers in our apartments
- Air pumps to vent air from damper system in the hallways
- Lightning arresters which ground and protect the building

You will also ascend to the elevator room and view the new motors and computers which control the elevator system. You will also enter a pump room which houses recently replaced hot water heaters and water tanks. This room also contains pumps for the air conditioning circulating system and a heater as well (the air conditioning system can also heat an apartment on cool days).

On the Ocean Suite level, you will see the recently installed access doors for cutoff valves for the domestic hot water.

The next stop will be the pool deck where the expansion joint will be explained and you will learn why this joint is so critical to protecting our condo from catastrophic failure. From the pool deck you will descend on the reconstructed stair case and enter the pool equipment rooms on the third floor and the generator room on the second floor. Each of these rooms has recently been renovated.

From the garage you will descend to the ground floor and enter the electrical equipment rooms which contains the main breakers and the computer for the alarm and access control system. Next you will view the garbage room, which has also been restored with new garbage chutes and a new garbage compactor. The tour will end at the concierge desk where you will see the fire alarm control system.

The tours are normally conducted in English but we will arrange tours in Russian and Spanish upon request. Our building is an amazing machine and I urge everyone to attend one of these tours.

Manny Gavalas,
Director, Oceania Two Condominium

OCEANIA DOS VISITAS DE INFRAESTRUCTURA

Recientemente, el Consejo de Administración inició un programa para mostrar a los propietarios la infraestructura de nuestro edificio. Un edificio de gran altura es una máquina complicada, e incluye muchos componentes que requieren pruebas, mantenimiento y sustitución periódica.

La visita a la infraestructura comienza en el tejado, donde podrá ver lo siguiente:

- membrana del tejado que sella el edificio
- torres de agua que enfrían el agua para el sistema de aire acondicionado
- bombas de aire para ventilar las secadoras de nuestros apartamentos
- bombas de aire para ventilar el aire del sistema de compuertas de los pasillos
- pararrayos que conectan a tierra y protegen el edificio

También subirá a la sala de ascensores y verá los nuevos motores y ordenadores que controlan el sistema de ascensores. También entrará en una sala de bombas

que alberga calentadores de agua y depósitos de agua recientemente sustituidos. Esta sala también contiene bombas para el sistema de circulación del aire acondicionado y un calentador también (el sistema de aire acondicionado también puede calentar un apartamento en días fríos).

En el nivel Ocean Suite, verá las puertas de acceso recientemente instaladas para las válvulas de corte del agua caliente sanitaria.

La siguiente parada será la cubierta de la piscina, donde se explicará la junta de dilatación y usted aprenderá por qué esta junta es tan importante para proteger nuestro condominio de un fallo catastrófico. Desde la cubierta de la piscina descenderá por la escalera reconstruida y entrará en las salas del equipo de la piscina en la tercera planta y en la sala del generador en la segunda planta. Cada una de estas habitaciones ha sido recientemente renovada.

Desde el garaje descenderá a la planta baja y entrará en las salas de equipos eléctricos, que contienen los disyuntores principales y el ordenador para el sistema de alarma y control de acceso. A continuación verá el cuarto de basuras, que también ha sido restaurado con nuevos vertederos y un nuevo compactador de basura. La visita terminará en la conserjería, donde verá el sistema de control de alarmas contra incendios.

Las visitas se realizan normalmente en inglés, pero podemos organizarlas en ruso y español si lo solicita. Nuestro edificio es una máquina asombrosa e insto a todo el mundo a que asista a una de estas visitas.

Manny Gavalas
Director, Oceania Two Condominium



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ЭКСКУРСИЯ ПО ИНФРАСТРУКТУРЕ "ОКЕАНИИ-2"

Недавно Совет директоров инициировал программу по ознакомлению владельцев с инфраструктурой нашего здания. Высотное здание - это сложная машина, включающая в себя множество компонентов, которые требуют проверки, обслуживания и периодической замены.

Экскурсия по инфраструктуре начинается на крыше, где вы увидите следующее:

- кровельная мембрана, которая герметизирует здание
- водонапорные башни, охлаждающие воду для системы кондиционирования воздуха
- воздушные насосы для вентиляции сушилок в наших квартирах
- воздушные насосы для удаления воздуха из системы клапанов в коридорах
- молниеотводы, которые заземляют и защищают здание.



Вы также подниметесь в лифтовое помещение и осмотрите новые двигатели и компьютеры, которые управляют лифтовой системой. Вы также попадете в насосную комнату, где находятся недавно замененные нагреватели горячей воды и резервуары для воды. В этом помещении также находятся насосы для циркуляционной системы кондиционирования воздуха и обогреватель (система кондиционирования воздуха может также обогревать квартиру в прохладные дни).

На уровне Ocean Suite вы увидите недавно установленные дверцы доступа к отсекающим клапанам для горячей воды.

Следующей остановкой будет палуба бассейна, где вам объяснят, что такое компенсатор, и вы узнаете, почему этот компенсатор так важен для защиты нашего кондоминиума от катастрофического разрушения. С площадки бассейна вы спуститесь по реконструированной лестнице и попадете в помещения для оборудования бассейна на третьем

этаже и генераторную на втором этаже. Каждое из этих помещений недавно было отремонтировано.

Из гаража вы спуститесь на первый этаж и попадете в помещения для электрооборудования, где находятся главные рубильники и компьютер для системы сигнализации и контроля доступа. Далее вы осмотрите мусорокамеру, которая также была отреставрирована с новыми мусоропроводами и новым компактором для мусора. Экскурсия закончится у стойки консьержа, где вы увидите систему управления пожарной сигнализацией.

Обычно экскурсии проводятся на английском языке, но по запросу мы организуем экскурсии на русском и испанском языках. Наше здание - это удивительная машина, и я призываю всех посетить одну из таких экскурсий.

Мэнни Гавалас,

Директор кондоминиума Oceania Two

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IRISH BOXTY

Boxty are Irish potato pancakes. This iconic Irish dish is served all year round, and produces potato pancakes that are crispy on the outside, but perfectly tender on the inside. Try it out this St. Patrick's Day!

Ingredients

- 1 ½ cups grated raw potatoes
- 1 cup all-purpose flour
- 1 cup leftover mashed potatoes
- 1 large egg
- 1 tablespoon skim milk
- salt and pepper to taste
- ¼ cup olive oil

Directions

1. Toss grated potatoes with flour in a large bowl. Stir in mashed potatoes until combined.
2. Whisk egg and milk together in a separate bowl; mix into the potatoes. Season to taste with salt and pepper.
3. Heat oil in a large skillet over medium-high heat. Drop in potato mixture, forming patties about 2 inches in diameter. Fry on both sides until golden brown, 3 to 4 minutes per side. Drain on a paper towel-lined plate. Serve warm.







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