

# Ocean One Waves

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## OCEAN ONE Condominium Association

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## PRESIDENT'S MESSAGE

Dear Fellow Residents,

Now that summer is in full swing, with schools on break, longer days, and very hot weather, our pool and beach are being used more often by many more of you. There are days when Ocean One feels more like a country club, with the constant flow of guests and family members coming to share our beachfront paradise. While we are privileged to enjoy each day, it is our responsibility to ensure that we respect our property and our neighbors.



### The operation of our pool area requires an army of personnel:

- Housekeeping to clean the walkways, tiki huts, and all of our public facilities
- Pool staff to clean the pool deck, set up chaises, and provide towels
- Security to oversee safety, access control and enforce our rules and regulations
- Our Pool vendor is on-site five days a week to clean the inside of the pool and ensure all chemicals are balanced
- Laundry service that picks up, washes, and delivers approximately 2800+ towels per week
- Landscaping company that trims the hedges and palms
- Pest control service to deal with ants, iguanas, and other pests

While we may be acquainted with the rules and regulations for the use of the pool and beach, our guests are not. Remember we the owners/residents are responsible for our visitors' behavior and must communicate to them the rules that we all must follow.

Our protocols for pool usage may come across as stricter than they are used to from experiences at other properties. Remember these are in place for the safety and comfort of all and breaking them may present a liability to the Association. Therefore, we remind you of the following.

### Pool usage rules:

1. No food or drinks (other than water) on the pool deck (even a drop of soda will attract ants).
2. Children under the age of 14 must always be accompanied by an adult (we

*Continued on page 2*

**President’s Message (cont. from page 1)**

do not have lifeguard services to ensure the safety of swimmers).

- 3. Young children who wear diapers MUST wear swimmers.
- 4. No children under the age of 14 in the jacuzzi (the hot water temperature presents a risk of lowering blood pressure).
- 5. Do not take towels to your units. (There are towel disposal bins located at all entries to the building.) Every towel lost is an expense to the Association.
- 6. Everyone MUST shower before entering Pool or Jacuzzi.

The beach, one of our most beautiful and popular assets, presents different challenges. It is governed by beach laws instituted by the county such as no dogs, disposal of garbage in receptacles, and respecting marked turtle nests. Additionally, there are Ocean One protocols that we would like you to follow.

**For example:**

- 1. *Although each unit is allowed a maximum of 6 lounges, we ask that you do not request towel service until the person (owner or guest) is present. With summer weather being so unpredictable and rain coming in a flash, we end up with unused, wet towels that then have to be picked up by the staff—an unnecessary effort and expense to the Association.*
- 2. *We ask that you be mindful of your fellow neighbors. The beach is a large piece of real estate, there is no need to crowd the furniture to get closer to water. Respect the space of others.*
- 3. *If you are leaving the beach for the day, please pick up your towels and return them to the staff or at least inform them of your departure. This way the chaises can be used by someone else.*
- 4. *Respect our ocean water. Do not clean babies that have soiled their diapers in the ocean. Fecal matter pollutes the water, which may then result in beach closures.*

We are blessed to live in paradise. Following the above rules and protocols will ensure that our pool and beach facilities operate smoothly and provide the most enjoyment to our residents.

**MANAGER’S UPDATE  
2023 PROJECTS UPDATES**

**Elevator Modernization**

Project Phase 1 – continues on schedule. Work on the South Tower consists of the shaft way preparations, door and door operator replacements, rollers, and the installation of new cab shells. Nouveau (Elevator vendor) is working alongside Hotwire (Internet), AT&I (Access Control) and Austen Electric (Electrical), and WSE (Fire & Life Safety) as part of the modernization project.

**Helicopter Delivery of Machinery**

After significant delays by the City, the delivery of our motors via the helicopter and barge is in the final stages of approval. We should be communicating more information as we get to the mid-end of July on notification of dates and times. Please remember these dates are subject to change due to the weather.

**Access Control**

AT&I will be upgrading our access control system as well as providing a 24/7 security surveillance capability. They are working in conjunction with Hotwire and Nouveau to ensure our new elevators are ready to go with the access system. They will be accessing the common areas and working around the building alongside management.

**RTUs**

A total of 11 rooftop units (RTUs’) have been delivered and are ready for installation. Due to our unusual record-

*Continued on page 3*

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**Manager’s Update** (cont. from page 2)

breaking high temperatures and with the city’s building department delaying the permit approval for the replacement of the rooftop air conditioning units, we remind you to stay hydrated and cool as best as possible while you are in the building’s common areas. You may continue to utilize our facilities with caution and at your own risk. We are very appreciative of your continued patience regarding the replacement of our air conditioning systems. Unfortunately, the delay in the permits is beyond our control.

**Playground**

A part of the playground deck was damaged, making it unsafe for usage, and has been roped off due to safety concerns. A replacement deck has been ordered and is scheduled to arrive this month. As soon as the part is received our team will install and provide touch-up painting to all of the playground equipment.

**Pool/Café Fountain**

It was recently discovered that water was seeping onto the lower-level garage which originated from the fountain drainage pipe. Due to the location of the piping and after an investigation provided by the building’s engineering firm Epic, our management team was tasked with the bidding process to “Pipe Line” this area as well as the repairs to the bottom of the fountain area. As of July, three proposals have been obtained and will be reviewed for approval. We understand the unsightly inconvenience and appreciate your patience as we address this serious matter.

**25-Year Building Milestone**

The Association has requested for Epic to perform a 25-Year Recertification for the Property or the Milestone Inspection. This inspection is mandated by the county and is a review of the structural and electrical components of the building. To include the preparation of a written report for the Association’s submittal to the Building Official as prescribed in the City of Miami’s “Minimum Inspection

Procedural Guidelines for Building’s Structural and Electrical Recertification” provisions.

To perform the 25-Year Recertification on the Property, Epic will conduct an onsite walkthrough survey. Below, please review the components of each category:

**Structural System:**

- Masonry bearing walls
- Floor and roof systems
- Steel framing system
- Concrete framing system
- Windows
- Wood framing

**Electrical System:**

- Electric service
- Meter and electric room
- Gutters
- Electrical panels
- Branch circuits
- Grounding service
- Grounding of equipment
- Service conduits/raceways
- Service conductor and cables
- Types of wiring methods
- Feeder conductors
- Emergency lighting
- Building egress illumination
- Fire alarm system
- Smoke detectors
- Exit lights
- Emergency generator
- Wiring in open or under cover parking garage areas,
- Open or undercover parking garage areas and egress illumination
- Swimming pool wiring
- Wiring to mechanical equipment

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