

Ocean One Waves

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August 2023

OCEAN ONE Condominium Association

19333 Collins Avenue
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PRESIDENT'S MESSAGE

Dear Ocean One Residents,

August continues to produce extremely hot and muggy weather. As a matter of fact, July 2023 was Earth's hottest month on record by a wide margin. Additionally, we continue to experience heavy rain. Typically, in the afternoons for about an hour or so, and then there are days when the thunderstorms last all day through the night.

Financial & Budget Update:

As we approach the final quarter of the year, management is researching multiple cost-cutting initiatives to lessen this year's projected deficit. We are looking into current contracts and seeing if changes can be made to discount pricing and meeting with new vendors for quotes and proposals to lower our current costs. We are strictly monitoring spending and relying less on outsourced labor, utilizing our in-house maintenance team for more building projects. The Finance Committee will hold the budget meeting in the upcoming month, and the annual budget meeting for the membership will follow soon after.

2023 PROJECTS UPDATES

Elevator Modernization

After significant delays by the city, the delivery of our motors via the helicopter and barge was completed. A big thank you to our staff and all who made this a smooth transition and kept us informed every step of the way. For Phase 1 (South Tower), the project will take place over the next few months including replacements of elevator call buttons in the foyer of each unit, along with finishing touches to bring the new elevator into operation. (Please be on the lookout for the Resident Updates so you are aware of the most current notices.)

Access Control

AT&I will begin upgrading our access control system. They are working in conjunction with Hotwire and Nouveau to ensure our new elevators are ready to go with the access system. The management team is reviewing the project logistics and will provide changes/updates to access control systems in the coming weeks.

RTUs

A total of 11 new rooftop units (RTUs') have been delivered and installed. These units are now providing much-needed cooling to our Café, Spa, Gym, and Main Lobby areas. The new units have been programmed and are fully operational, as

Continued on page 2

President’s Message (cont. from page 1)

we await the City’s final inspections. Again, a big thank you to our staff for going above and beyond to ensure smooth delivery and to our residents who patiently tolerated and endured the high temperatures in the affected areas.

Playground

The replacement deck has been installed and our maintenance team is working on retouching the adjacent parts to have the playground renewed.

Pool/Café Fountain

It was recently discovered that water seeping into the lower-level garage was caused by a leak from the fountain drainage pipe. After an investigation provided by the building’s engineering firm; Epic, our management team was tasked with the bidding process to “Pipeline” this area and repair the bottom of the fountain area. 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 Epic to perform a 25-Year Recertification for the Property or the Milestone Inspection. This inspection is mandated by the county and requires a review of the structural and electrical components of the building. It must 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 note 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

Enjoy the rest of the summer and remember that our manager’s office is always open to address any issues or concerns you may have.

Respectfully,
Tamara Benson, Board President

Hello All!

My name is Tatyana Krivoruchko. I’m a 15-year real estate veteran with experience as a developer, a marketing specialist, and property manager.

Before joining Core Realty Assoc, L.L.C., I partnered in acquiring, developing, marketing, and selling residential estate properties in Chicago, IL.

My clients would describe me as a mature, dependable, and high-energy RE Agent with a passion for the highest degree of excellence in her work; valued not only for warmth, professionalism, dedication, and excellent judgment but for her unwavering commitment to ensure that the deal comes through.

Testimonial: “Tatyana did a fantastic job closing our transaction! She has a great deal of integrity when it comes to protecting her client’s best interest and insuring a smooth transaction.” - Mila & Elijah R.

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 323 Sunny Isles Blvd, Ste 700, Sunny Isles Beach, FL



Slow Cooker Butter Chicken

- 2 tbs butter
- 2 tbs vegetable oil
- 4 large skinless, boneless chicken thighs, cut into bite-sized pieces
- 1 onion, diced
- 3 cloves garlic, minced
- 1 (6 oz) can tomato paste
- 1 tbs curry paste
- 2 tsp curry powder
- 2 tsp tandoori masala
- 1 tsp garam masala
- 15 green cardamom pods
- 1 (14 oz) can coconut milk
- 1 cup low-fat plain yogurt
- salt to taste

Heat butter and oil in a large skillet over medium heat. Stir in chicken, onion, and garlic. Cook and stir until onion has



softened, about 10 minutes. Stir in tomato paste, curry paste, curry powder, tandoori masala, and garam masala until no lumps of tomato paste remain. Pour mixture into a slow cooker; stir in cardamom pods, coconut milk, and yogurt. Season with salt. Cook on high 4 to 6 hours (or on low 6 to 8 hours) until chicken is tender and sauce has reduced to desired consistency. Remove and discard cardamom pods before serving.



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