

# Ocean One Waves

Volume 24 Issue 7

September 2023

## OCEAN ONE Condominium Association

19333 Collins Avenue  
Sunny Isles Beach, FL 33160

### BOARD OF DIRECTORS

- President**..... Tamara Benson  
benson\_tamara@hotmail.com
- Vice President** ..... Hellen Soriano  
hellensoriano@hotmail.com
- Treasurer** ..... Mr. Lewis Thaler  
mrtennislt@aol.com
- Secretary**..... Abraham Kalfus  
ajk@knlegal.com
- Director** ..... Jannette Kay  
jannakaye13@gmail.com

### OCEAN ONE CONTACT LIST

- Property Manager**... Ernesto Moreno
- Assistant Manager..** Shawn Romulus
- Management Office**
- Phone Line 1..... 305-931-1232
- Phone Line 2..... 305-931-8732
- Front Desk**
- Phone Line 1 ..... 305-931-9840
- Phone Line 2..... 305-918-0638
- E-mail.. frontdesk@oceanone194.com
- Receiving**
- Phone ..... 305-931-9883  
receiving@oceanone194.com
- Maintenance Supervisor**
- John Cortez ..... 786-445-4789  
maintenance@oceanone194.com
- Valet:** ..... 305-931-5712

### CONTRIBUTING EDITOR

Hellen Soriano  
hellensoriano@hotmail.com



Published monthly at no cost for Ocean One Condominium by Coastal Group Publications, Inc. Contact CGP at 305-981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

## PRESIDENT'S MESSAGE

Dear Fellow Residents,

With half of the hurricane season now over, we have been blessed to have evaded any dangerous storms so far. The closest we came we came was hurricane Idalia earlier last month, which fortunately avoided our area. Nevertheless, with three more months to go, all we can do is pray that our good luck continues.

The elevator modernization project, now that the elevators have been delivered, continues moving forward at a brisk pace. It is expected that by the next few months, three new elevators, one in each elevator bank of the South Tower will be in operation.

The installation of new elevators has required that we reevaluate and revamp our security system, specifically how we reach our units as well as how we transit throughout the building. Presently, a physical fob in our possession allows us to open doors to the various areas of the building as well as the elevator doors to our units, spa area, and lower garage levels. The Property Committee has been looking into newer, more modern access control systems that will allow us to use our phones instead.

In order for the new access control system to be programmed with the most recent resident information, the Management Team will send via email a new Immediate Family Registration Form that you must complete and return to the office. This is required for all units in order to be issued the new access control credentials for access. Please contact our management team if you have any questions.

Additionally, you will be receiving a new vehicle registration form that will be issued and must be completed by all units. It applies to a unit's second vehicle, which, by our condominium's rules, must be parked by our valet staff. This will be the only second car that will be designated for valet services. All other vehicles registered to the unit must pay the published valet fees or must rent a spot privately or from the Association (If available). It is expected for this regulation to go into effect on October 1st as soon as it is ratified by the Board.

*Continued on page 2*

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

As many of you may have noticed, our pool and cafe fountains have not been operating recently and were temporarily drained of water. This was needed due to a leak in their underground pipes that caused water intrusion to several lower-level private garages. At first sight, this looked like a big, costly project that would involve tunneling through the garage retaining wall to locate the leak. Management, along with the Property Committee, investigated several repair alternatives, concluding that the easiest and most economical repair would be to line the existing pipes with plastic material, thus covering the leak. This innovative process solves the problem and only requires a few days to complete, resulting in major savings to the Association.

With an increased number of young families moving into our building, more and more children have been using our pool. Although there are specific rules regarding babies in diapers, these have been ignored by parents, which in turn causes contamination of the pool water and presents a risk to the Association. Pool staff have been instructed to strictly enforce the rules, and violators will be fined accordingly. As the rule calls for babies to use water diapers PLUS plastic panties, the pool staff will have these available for sale to ensure that the correct items are being worn by our tiniest residents.

With the summer coming to a close, we say goodbye to some of our residents and welcome back our snow-birds.

Respectfully,  
Tamara Benson.

## REMODELED CABANA FOR SALE!

**IF YOU EVER WISHED TO OWN ONE, DON'T MISS THIS OPPORTUNITY!**

*Join 14 neighbors who enjoy the best amenity at Ocean One for you & your dear family.*

- The seller and location of cabana will remain anonymous until day of sealed bids opening. Suffice to say, we wish to sell our Cabana through this format to avoid "favoritism" amongst our neighbors/friends and to keep the bidding process a fair one without "negotiations and possible tempering".
- Bids will be opened in front of bidders in the O1 conference room on 9/28/2023 at 4:00 PM.
- All bidders must be present or by proxy. Highest bidder is advised of location. 2nd highest will get the opportunity to buy it if highest bidder does not like location and withdraws from the auction.
- If 2 highest bidders have same offer, public bidding in \$10,000 intervals will be done in the conference room.
- Minimum acceptable bid \$365,000.
- Envelopes need to be mailed to PO Box # 601354, North Miami Beach, FL 33160-1354. Please include in your response name, unit # and bid amount.



Rosh Hashanah is Friday, September 15, 2023 – Sunday, September 17, 2023. Here is a sweet dish to sweeten your New Year. Shana Tovah!

**HONEY BAKED CHICKEN**

**Ingredients**

- 1 (3 pound) whole chicken, cut into pieces
- ½ cup butter, melted
- ½ cup honey
- ¼ cup prepared mustard
- 1 teaspoon salt
- 1 teaspoon curry powder

**Directions**

Preheat oven to 350 degrees F.

Place chicken pieces in a shallow baking pan, skin side up. Combine the melted butter or margarine, honey, mustard, salt and curry powder and pour the mixture over the chicken. Bake in the preheated oven for 1 ¼ hours (75 minutes), basting every 15 minutes with pan drippings, until the chicken is nicely browned and tender and the juices run clear.





PATRICKJAIMEZ PA

**Mobile (786)-277-7355**  
**patrickjaimez@gmail.com**

**COLDWELL BANKER**  
**GLOBAL LUXURY**

Hablo Español/Falo Português  
 Selling Real Estate for over 20 years!

**THINKING OF BUYING OR SELLING?**  
*I CAN HELP. I AM AT YOUR SERVICE.*  
*Get Honest Experienced Help Buying or Selling your Home.*

**TRUST the advice of a professional.**  
 When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

**Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.**



*CALL US BEFORE YOUR INSURANCE COMPANY!!*

**(305) 396-9110**  
**STELLARADJUSTING.COM**








**RE-OPEN OLD & DENIED CLAIMS**

**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**

**MENTION THIS FLYER FOR FREE POLICY REVIEW**

**GOT PROPERTY DAMAGE? GET HELP NOW!**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

**PHYSICAL & OCCUPATIONAL THERAPY**  
 Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy  
 Cardiac, Neurological and Senior Rehab  
**Exclusive 1 on 1. In the Comfort of your Home**  
 Protective Equipment Protocols

**THERAPY IN YOUR HOME**  
 Licensed Medicare Provider FL8318

**Brian Caitis @ 954-328-1505 | bcaits@bellsouth.net**

**"A man who stops advertising to save money is like a man who stops a clock to save time." – Henry Ford**

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

**COASTAL GROUP**  
 PUBLICATIONS, INC.  
 305-981-3503 www.cgpnewsletters.com

## MEET YOUR STAFF

### *CARLOS PANIAGUA – FRONT DESK SUPERVISOR*

*By Hellen Soriano*

Carlos Paniagua, Ocean One's new front desk supervisor, was born and raised in North Miami Beach and graduated with a degree in Journalism from Florida International University. While at school, he started working as a concierge, thus starting his career in hospitality and customer service.

Through different experiences he has had in life he has learned that everyone has a story and there is nothing like having a job where you engage with people to have an opportunity to hear all sorts of fascinating ones. He has also learned that you have to love what you do and he certainly enjoys being around people every day. He credits his father for teaching him to be humble and respectful and to always treat others the way he expects to be treated and these are qualities he always tries to practice. He has carried these principles into the hospitality industry and this has led him to experience a lot of success. He has been able to meet great people from all walks of life, he has established strong and meaningful relationships, and this has helped him have many doors open to him.

He understands the impact that even the smallest acts of kindness can have on people and has taken as personal many principles he learned from Dale Carnegie's Book "How to Win Friends and Influence People". He loves to read, and particularly enjoys self-help books.

As the new front desk supervisor, he wants to make an impact on everyone who walks through our lobby.

We switch topics and I ask him how come he speaks Spanish fluently. He tells me that his parents are originally from the Dominican Republic. His mother first moved to New York where she worked as a daycare teacher. His dad, currently a maintenance technician at a luxury high-rise condominium in Surfside, moved to Puerto Rico where he lived for some time, eventually also moving to New York. There is where the couple met and married. He has one younger brother and an older half-brother with whom they share the same dad. Both his parents speak to him in Spanish at home.

Professionally, Carlos has been working for 6 years in the hospitality industry. He started out in security and then moved to the front desk where he could put in practice his love for customer service. I ask him if he has worked in

hotels or always in condominiums and he replies that he has always preferred condos because he loves establishing long-term relationships with the residents and this is not something that can be achieved in a hotel where people only stay for a short period. He wants to make his mark and have an impact on all the residents of Ocean One.

As far as his projects for his new position at the front desk, he aims to always have things organized and under control and to establish a cohesive work culture among all the members of the front desk staff. He wants all his team members to trust him and be inspired by him.

In his free time, he has enjoyed playing baseball, a sport he practiced for over 20 years and although at some point he aspired to a career in sports, he realized that life is bigger than sports and hopes to make his mark elsewhere. He loves doing what he is doing and hopes to achieve financial stability and solidify his future.

Don't forget to say "Hi!" to Carlos whenever you stop by the front desk, he would love to get to know you.



# RENTER’S INSURANCE

Take a look around you. Everything you see is vulnerable if you don’t have renter’s insurance. Many renters think that their possessions are covered by their landlord’s policy. But your landlord’s policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.

## Why Do You Need Insurance?

You may think your possessions aren’t valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter’s insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

## Isn’t It Expensive?

Renter’s insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

## Where Do I Get Renter’s Insurance?

Almost all insurance agents that sell homeowner’s insurance also sell renter’s insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter’s insurance online, search for renter’s insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter’s insurance with low deductibles and the ability to purchase your policy online.



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.*



**TATYANA KRIVORUCHKO**  
 Cell: (847) 612-2648  
 tatanakrivor@yahoo.com | www.miamiresidentialrealtygroup.com

**CORE REALTY** 323 Sunny Isles Blvd, Ste 700, Sunny Isles Beach, FL



**RAYMOND JAMES of Aventura**  
 мы говорим по русски  
 אנחנו מדברים עברית  
 Nosotros hablamos Español  
 מיר רעדן יידיש  
 Falamos Portugues

Financial & Estate Planning | Saving for College | Domestic & International  
 Investments & Risk Management | Insurance | Customized Solutions  
 Pension/Retirement | Lending Solutions

It’s been our privilege for more than 55 years to support the goals of our clients and to give back to the communities in which we live and work – and we look forward to continuing to do so for many, many years to come. To take a “scroll” down memory lane, explore our history at [RAYMONDJAMES.COM](http://RAYMONDJAMES.COM).

**CALL TO SET UP AN APPOINTMENT TODAY!**  
 18851 NE 29th Ave, Suite 407| Aventura, FL 33180  
 Direct: 305-466-4655 | Fax: 866-522-9641 | Toll Free: 800-731-6121  
<https://www.raymondjames.com/rjami/aventura.asp>

Raymond James & Associates, Inc., Member New York Stock Exchange / SIPC.\* Lending Services provided by Raymond James Bank N.A, a fully chartered national bank affiliated with Raymond James & Associates, Inc. Certified Financial Planner Board of Standards Inc. owns the certification marks CFP, Certified Financial Planner and CFP in the U.S.

Published monthly at no cost for Ocean One Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.



**M.KOTLER**  
REAL ESTATE

Buying, selling or renting real estate?  
**Let's chat.**  
Contact me today!



**ERIC BROAD**  
Broker  
305-318-2385  
ejbroad@gmail.com  
www.mkotler.com

9585 Harding Ave.  
Surfside, FL 33154



## CELEBRATING OVER 100 CAREER SALES!

*Units are selling in Ocean One! My record speaks for itself!*

CALL: **Catherine M. Durante, P.A.**  
Artier Realty, Inc.

**954-540-9584**

...for prices or market analysis on  
the sale or rental of your unit and any  
Real Estate related question you may have...

**LIST YOUR  
APARTMENT NOW!!**  
Call me for buying,  
selling, and price  
analysis of your  
apartment!!



# DIAMOND REMODELERS

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts, family owned for 40 years.*

**Kitchen & Bathroom Remodeling**  
Satisfaction and Quality Guaranteed

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
www.diamondremodelers.com  
jeff@diamondremodelers.com

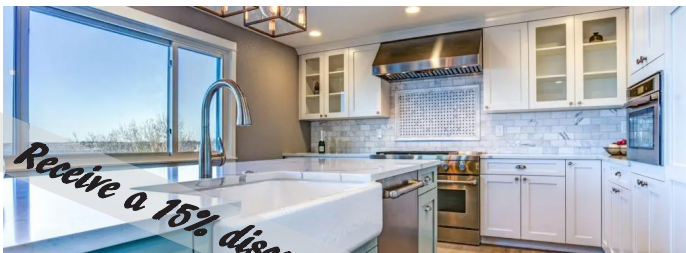
### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed



### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



*Receive a 15% discount on any remodeling job!*



Painting & Services Unlimited Lic. CC94BS00437  
Lasora Enterprises, Inc. CGC031497 Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15%  
Off

any  
remodeling  
job!

10%  
OFF  
Any  
Service

Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 10/31/2023