

Ocean One Waves

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**OCEAN ONE
Condominium Association**
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PRESIDENT'S LETTER

Dear fellow residents,

We continue to be lucky as far as the weather goes. Most days are sunny, the ocean water remains warm, and there are no hurricane warnings on the horizon. Let's just hope it remains this way until the official end of hurricane season in November.

The Elevator Project is basically on schedule, with the first three elevators in the south tower expected to be operational between the end of October and early November. As I write this, the new cabs are being installed and look beautiful. Thereafter, the new access control will have to be implemented. As I mentioned previously, this new, modern system will allow access to all common areas and units via software installed on our smartphones or via traditional fobs. It is imperative that all unit owners and residents comply with the necessary forms already distributed by Management in order to be enrolled in the new system. Furthermore, training classes in the use of the new software will be offered by the vendor for anyone needing help. The schedule is soon to be announced by Management.



In case you have not noticed yet, I am pleased to inform you that both our front and cafe deck fountains are now fully operational after repairs and thorough cleaning. The cafe deck fountain presented a major challenge due to a leaky pipe that traversed the foundation of our building. Instead of a costly and extensive solution that required digging, we opted for

Continued on page 2

President’s Letter (cont. from page 1)

new, non-invasive technology that basically lined the pipe with waterproof material, thus overriding the leak. And it worked!

During the past month, the most important and time-consuming activity has been putting together next year’s budget. Due to the drastic increases in overall costs and expenses (especially an expected 35% to our present insurance cost), as well as increases mandated by the contracts we have with vendors, it has been quite challenging to develop a budget that is both realistic and not too burdensome to unit owners. The Board and Management completed the first iteration and presented it to the Finance Committee at their meeting on September 28th. At that time, all expenses were analyzed, and recommendations were made. The budget will now be revised and presented again to the Committee at a meeting scheduled for

later this month. It is our goal to finalize the 2023 budget by November 15th.

As per Florida condo regulations, the First Annual Meeting Notice will be mailed out to the membership on October 15th. It contains the Intent to be a Candidate document that must be completed by anyone wishing to run for the Board and filed at the office no later than November 4th. The notice was also posted inside the Association’s mailroom for all to view. The Annual Meeting has been scheduled for Wednesday, December 14, 2023, at 6 p.m. in the Spa. At that time, the 2024 budget will be approved and the votes for election to the board will be counted. Your presence is important, we hope to see you there.

Respectfully,
Tamara Benson




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Slow Cooker Chicken Tortilla Soup

- 1 lb shredded, cooked chicken
- 1 (15 oz) can whole peeled tomatoes, mashed
- 1 (10 oz) can enchilada sauce
- 1 (4 oz) can chopped green chiles
- 1 onion, chopped
- 2 cloves garlic, minced
- 2 cups water
- 1 (14.5 oz) can chicken broth
- 1 teaspoon cumin
- 1 teaspoon chili powder
- 1 teaspoon salt
- ¼ teaspoon black pepper
- 1 bay leaf
- 1 (10 oz) package frozen corn
- 1 tablespoon chopped cilantro
- Tortilla chips (crumbled)
- Toppings (optional)

Directions

Place chicken, tomatoes, enchilada sauce, green chiles, onion, and garlic into a slow cooker. Pour in water and chicken broth; season with cumin, chili powder, salt, pepper, and bay leaf. Stir in corn and cilantro. Cover and cook on Low for 6 to 8 hours or on High for 3 to 4 hours. Sprinkle tortilla chips, and serve with grated cheese, sour cream and any other topping you like!







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October is National Breast Cancer Awareness Month

How can I find breast cancer early?

The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.



Changes to look for in your breasts

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other

For more information you can visit the American Cancer Society's breast cancer Web site at www.cancer.org/ or call 800-ACS-2345. You can also visit the Breast Cancer Network's Web site at www.breastcancer.net.



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DON'T FORGET... Spring forward...Fall back...



Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 AM on Sunday, November 5, 2023.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

Change your clock,



CHANGE your batteries

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.

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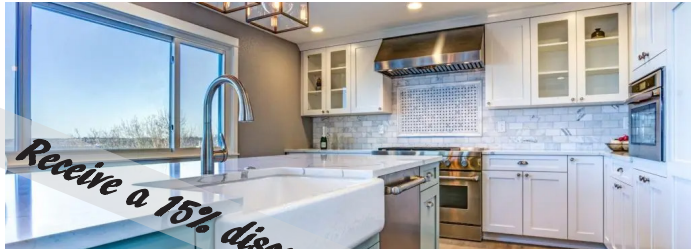
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