

Ocean One Waves

Volume 24 Issue 9

November 2023

OCEAN ONE Condominium Association

19333 Collins Avenue
Sunny Isles Beach, FL 33160

BOARD OF DIRECTORS

- President**..... Tamara Benson
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- Vice President** Hellen Soriano
hellensoriano@hotmail.com
- Treasurer** Mr. Lewis Thaler
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- Secretary**..... Abraham Kalfus
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- Director** Jannette Kay
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- Assistant Manager**.. Shawn Romulus
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PRESIDENT’S LETTER

Dear Fellow Residents,

As the end of this year is fast approaching, Management and the Board have been very busy addressing several items. Here are the latest updates:

ANNUAL MEETING AND BOARD ELECTIONS

As per our condominium documents, three positions on the Board of Directors were open for yearly elections. Terms expired for Mr. Abe Kalfus, Mrs. Jannette Kay, and myself, with Mr. Lew Thaler and Mrs. Hellen Soriano remaining for an additional year.

The First Notice of the Annual Meeting and Candidacy forms to run for the Board of Directors were mailed out on October 13th and were due to be submitted by November 4, 2023. Due to only two entries submitted (from Mr. Kalfus and myself), no elections are necessary.

Once the new Board of Directors is ratified at the Annual Board Meeting to be held on December 14 at 6:00 p.m. in the Spa, the Board will be looking to fill a single open position. If you are interested in serving on the Board, please notify the Management office to begin the interviewing process.

2024 PROPOSED BUDGET

After a very challenging year which included higher-than-expected cost increases, inflation, and several unexpected expenditures such as an insurance hike and added expenses in electricity and personnel, as well as the breakdown and replacement of the building’s mechanical components, our Treasurer, the Finance Committee, and the Property Committee along with our Manager, examined all our past expenditures and our existing contracts with vendors, and studied the possibility of implementing cost-cutting initiatives in order to draft the 2024 Budget. Several meetings of the Finance Committee were held to review the drafted budget. Finally, on November 8, the Finance Committee gave approval for the Board of Director’s review and final endorsement.

After much consideration, the 2024 Budget that is being presented for approval will require an increase in monthly maintenance fees of approximately 6%. It also includes a reduction from the mandatory 100% contribution to the Reserves of 70% so as not to further increase our maintenance fees.

President’s Letter (cont. from page 1)

Please ensure you fill out the limited Proxy form which will be sent with the Second Notice of the Annual Meeting along with the Budget Meeting. This will allow your Board of Director’s to reduce the amount of contribution to the Reserves by voting YES. Signed limited Proxies are due by 5 p.m. on December 14. Your limited Proxy can be submitted to the office via:

Email: apm@oceanone194.com or frontdesk@oceanone194.com

Fax: 305-931-2630 | Mail: Management Office, 19333 Collins Avenue, Sunny Isles Beach, FL 33160

Management will soon mail out the proposed 2024 Budget with a per-unit breakdown of the new maintenance fees that will go into effect on January 1.

HOLIDAY EVENTS

We invite all residents to attend two-holiday festivities sponsored by the Association. On the fourth night of Hanukkah, which this year falls on Sunday, December 10th, we will celebrate with prayers and candle lighting led by

our esteemed neighbor, Mr. Michael Stahl. Afterward, we will be joined by our esteemed neighbor and accomplished tenor Alex Soriano, accompanied by pianist Carl Lauderman on the keyboard, who have graciously agreed to perform a concert of classical music and holiday songs. Light refreshments will be served. Please join us at 5:30 p.m. in our lobby to celebrate together.

Additionally, the Association is sponsoring a Holiday Cocktail Party to be held on Saturday, December 30th from 7 p.m. to 10 p.m. in the Spa. An unlimited selection of hors d’ oeuvres and champagne will be served. There will also be desserts, a full coffee bar, and live music to dance to. Resident Tickets are \$40 per person and Guest Tickets can be purchased at \$50. Please reserve promptly by bringing your check to the reception desk in the lobby. We hope you can all join your neighbors in this end-of-year celebration.

2023 ONGOING PROJECTS

RTUs: After almost one year marked by delays in the delivery of the 11 RTUs (HVAC rooftop units) that cool our lobbies and spa areas, they were finally delivered and installed. Permits are expected to be closed by the end of the year.

Continued on page 3

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President’s Letter (cont. from page 2)

Elevator Modernization: The elevator project continues pretty much on schedule, with the first three new elevators in the south building expected to be operational after Thanksgiving. Subsequently, work will begin immediately on the other set of three in the South tower.

Valet: In an attempt to reduce costs, the Board implemented limited valet services during the hours of midnight and 6 a.m. This was not well received by our residents, and the initiative will be presented to the Board of Directors to finalize the decision.

Pool and Beach Towels: In an effort to control the excessive use of towels, pool and beach staff have been instructed to dispense a maximum of 12 towels (6 chaise covers and 6 towels) per unit per day. Management is formulating a check-in procedure to use an iPad application to account for towel requests to enforce this limit. If you are expecting a large number of guests, please suggest to them to bring their own towels.

NEW INITIATIVES

Access Control/Security:

The Management office has announced new security and access control methods which have already gone into effect. Access to your unit and to all common areas will be via the OpenPath application that has to be installed on your smart/mobile device. Additionally, your unit will be assigned a maximum of (2) two fobs. The transitioning of the old readers has officially begun. Most residents will notice the new readers installed in the elevators and common areas. Feel free to contact the Front Desk or management office for assistance or questions. Additionally, hands-on assistance from Carlos the Front Desk Supervisor is scheduled for **Friday, November 17th from 5:00 pm - 7:00 p.m.**

I would like to take this opportunity to wish all our neighbors a Happy Thanksgiving.

Respectfully,
Tamara Benson

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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GETTIN' FIGGY WITH IT

National Fig Week is November 1-7. It is a great time to enjoy the taste of figs. Many people are not familiar with this sweet fruit. The easiest way to use figs in recipes is to use dried figs, easily found at your local grocer year round. To help you enjoy them, we've compiled some delicious and easy recipes.



Poached Figs: Wash one pound of dried figs. Place the figs in a medium saucepan and cover with cold water. Add two tablespoons lemon juice and stew the figs, covered, until they are soft. Drain the juice from the figs and remove the figs from the pan. Return the juice to the saucepan and simmer with about one cup of sugar until thick. Add back in the figs and stir. Let cool. Add one tablespoon dry sherry. Chill and serve with ice cream.

Thai Chicken Salad With Figs: To make the dressing, mix together 6 tablespoons fresh lime juice, 1/4 cup honey, 3 teaspoon light soy sauce, 1/4 teaspoon crushed red pepper flakes, and 2 teaspoons minced fresh gingerroot. Add 2 cups shredded cooked chicken and 1 cup dried figs, with stems removed and cut into eighths. Add 2 sliced green onions and 1/4 cup chopped fresh mint. Toss to coat evenly. Cover and refrigerate for one hour, stirring occasionally. To serve, add to the mixture one chopped cucumber and 1/2 small cantaloupe, cut into small pieces. Line plates with salad greens and arrange mixture in center.

Gorgonzola-Stuffed Figs: In a medium saucepan, combine 8 ounces dried figs with one cup sugar and one cup water. Heat to boiling and remove from heat. Cover figs and let stand until plumped and cool. Snip deep crosses into each and spread out until almost flat. Blend 12 ounces of soft cream cheese with 4 ounces of Gorgonzola or blue cheese. Fill center of figs with cheese mixture. Top each with one pecan half. Chill and serve cold.



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TURKEY TALK

Just in time for Thanksgiving, enjoy these fun turkey jokes and riddles.

Q: What do you get when you cross a turkey with a centipede? A: Drumsticks for everyone!!!

Q: Why did the turkey cross the road? A: It was the chicken's day off.

Q: Why did the turkey cross the road? A: Because Thanksgiving was right around the corner.

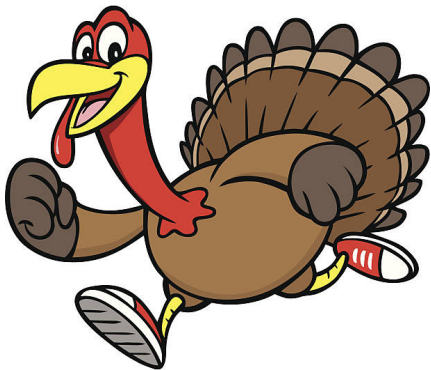
Q: Where does a turkey go before Thanksgiving? A: To the dressing room.

Q: How can you send a turkey through the post office? A: Bird class mail.

Q: What happened when the turkey got into a fight? A: He got the stuffing knocked out of him.

Q: Why was the turkey the drummer in the band? A: Because he had the drumsticks.

Q: What do you call a dumb gobbler? A: A jerky turkey.





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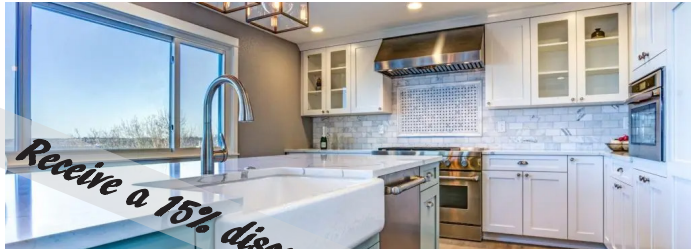
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