

Ocean One Waves

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December 2023

OCEAN ONE Condominium Association

19333 Collins Avenue
Sunny Isles Beach, FL 33160

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DECEMBER

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PRESIDENT'S LETTER

Dear fellow residents,

It's the holiday season again and Ocean One is fully prepared to celebrate. The large palm trees along Collins Avenue have been adorned with twinkling lights, and the city of Sunny Isles Beach has decked the streetlamps with festive decorations. Inside the main lobby, a stunning Christmas tree has been beautifully decorated, and elegant garlands embellish the double staircase. Adjacent to the reception desk, a large menorah stands, with one candle being lit each day from Thursday, December 7th. Garlands have also been installed on the balcony overlooking the spa area.

We would like to express our gratitude to our neighbor, Eva Campolieto, who ensures our decorations are in working order and looking beautiful and oversees their installation every year.

HOLIDAY EVENTS

We cordially invite all residents to attend two-holiday events sponsored by the Association. Firstly, on Sunday, December 10th, we will celebrate the fourth night of Hanukkah with prayers and candle lighting led by our esteemed neighbor, Mr. Michael Stahl. Following the ceremony, we will be treated to a concert by our distinguished neighbor and accomplished tenor, Alex Soriano, accompanied by pianist Carl Lauderman on the keyboard. They have kindly agreed to perform a selection of classical music and holiday songs. Refreshments of donuts and wine will be provided, along with chocolate coins for the children. Please join us at 5:30 p.m. in the lobby to celebrate together.

Secondly, we will be hosting a Holiday Cocktail Party on Sunday, December 30th, from 7 pm to 10 pm in the Spa. A generous selection of hors d'oeuvres, wines, and champagnes will be served. There will also be a full coffee bar, a dessert table, and live music for dancing. Tickets are priced at \$40 for residents and \$50 per outside guest. To secure your place, please promptly reserve by bringing your check to the reception desk in the lobby. We hope you can join us for this end-of-year celebration with your neighbors.



Continued on page 2

President’s Letter (cont. from page 1)

BOARD MEETING

The Annual Board Meeting and the Budget Meeting for the approval of the 2024 Budget will take place on December 14th at 6 pm in the Spa. As no elections were required, the 2024 Board, consisting of members Abe Kalfus, Hellen Soriano, Lew Thaler, and myself, will be ratified at this time. The selection process for the open position on the Board will commence in January. If you are interested in joining the Board, please submit your resume to the Management office.

BUDGET APPROVAL

Approval of the 2024 Budget will also be sought during the meeting. To achieve this, a majority of Association members must vote in favor of reducing the contribution to our reserves from 100% to 65%. Please complete the limited Proxy form that was sent to you last month, indicating your approval of this reduction by voting YES. Signed limited Proxies should be submitted to the office no later than 5 pm on December 14, 2023. You can send your limited Proxy via email to pm@oceanone194.com, fax to 305-9312630, or mail to the

Management Office, 19333 Collins Avenue, Sunny Isles Beach, FL 33160.

HOLIDAY FUND

In order to recognize the hard work and dedication of our staff throughout the year, the Association has established a Holiday fund. Your donations will be distributed among all our personnel. The Management office will be accepting donations until Monday, December 18. We encourage you to donate generously to show your appreciation for the services provided by our staff.

WITH OUR THANKS

As the year draws to a close, the Board would like to express our gratitude to the Management, staff, and committees for their time and efforts in making our home as beautiful, enjoyable, and safe as possible. We extend our warmest wishes for a healthy, happy, prosperous, and peaceful new year to all.

Respectfully,
Tamara Benson

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MANAGER'S PROJECT UPDATE

2023 PROJECTS UPDATES

ELEVATOR MODERNIZATION South Tower Lines 6, 7, 8, 9 & 10

Phase 1:

The first phase of the Elevator Modernization project is nearing completion, with three modernized cabs now in operation as of late November. The Association is currently awaiting city final inspections and conducting final walkthroughs. It is worth noting that the installation of hallway fixtures has commenced, and some floors already have the new fixtures in place. We would like to remind everyone that it is the responsibility of the Association to ensure that the area is left with a primed drywall finish. However, please keep in mind that each owner is responsible for their own foyer and custom finishings.



Phase 2:

Once the new elevators are operational, the old elevators will be undergoing modernization.

North Tower Lines 1, 2, 3, 4 & 5

Phase 1:

Starting in February 2024, the Association will initiate Phase 1 of the North Tower project, which involves shutting down one elevator per line for modernization purposes. We would like to remind everyone that, as per the current elevator policy, the Board of Directors will not approve unit remodeling considering the limited availability of elevators.

ACCESS CONTROL

OpenPath Avigilon: AT&I has successfully installed 90% of OpenPath Avigilon's new access control system, with only the South

Continued on page 4

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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TATYANA KRIVORUCHKO

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Manager's Project Update (cont. from page 3)

Tower elevator readers remaining to be installed. Common area access points have been upgraded for the new readers. While we acknowledge that there have been frustrations from the user end, the property committee, Management, and AT&I are actively addressing concerns and issues with the new access readers. Please refer to the frequently asked questions and revised rules and procedures provided for our access control system. We would like to express our sincere gratitude to Shawn Romulus (Asst. Mgr) and Carlos Paniagua (Front Desk Sup.) for graciously organizing interactive sessions with unit owners. These sessions were dedicated to guiding residents through the OpenPath application and assisting them in the process of installing the necessary software onto their smartphones.

RTUs

All pending and associated work related to the installation of 11 new rooftop units (RTUs) is scheduled to be completed in December. This includes final engineering inspections, final city inspections, and the closure of open permits. Additionally, the management team will be upgrading the common area thermostats with better efficiency, which will lead to additional savings in energy consumption. We would like to express our gratitude to our staff for their exceptional efforts in ensuring a smooth delivery process, as well as to our residents who patiently tolerated and endured the high temperatures in the affected areas.

25-YEAR BUILDING MILESTONE

In 2023 the Association contracted our engineering firm of record, Epic to perform a 25-Year Recertification for the Property/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 of our Structural System and Electrical System. Phase 1 includes the Electrical components while Phase 2 will consist of all structural elements including Masonry-bearing walls, expansion joints, floor and roof systems, steel framing system, concrete framing system, and windows wood framing. This will continue in 2024.

NEW INITIATIVES 2024

Water Savings Project:

After several months of collaboration, Management and

the Property Committee have reached the final stages of a water savings project. The project entails the installation of smart valves and the reduction of air in the piping systems. Projections indicate that this initiative will enable the Association to save approximately 20-30% on Utility expenses. Excitingly, there are no initial expenses required, and the vendor will be entitled to a percentage of the savings for a predetermined period of time.

Lighting Project:

Our management team has been actively working on another cost-saving initiative, focused on improving the lighting in our building and common areas. Given the significant expenses we have incurred over the past few years, our team was tasked with finding innovative ways to cut costs and reduce energy consumption.

To tackle this challenge, our management company, KW, has partnered with LED are Us, a national LED solutions provider based in South Florida. With their extensive experience in serving Commercial, Residential, and Industrial Properties, LED are Us conducted a thorough assessment of our building's lighting, including lobbies and stairwells.

The assessment revealed that our building has an abundance of lights. However, this presents an opportunity for substantial savings by retrofitting and implementing smart sensors. This not only reduces our electrical and lighting expenses but also lowers the overall electrical consumption of the building. Projected savings are approximately 60-70% are existing lighting costs. This initiative will be reviewed and finalized by our committees and board of directors.

Life Safety:

In Florida, the current regulations for buildings follow the NFPA 101, 2015 Edition, and NFPA 1, 2015 Edition. As per NFPA 1 Section 11.10, all new and existing buildings are required to maintain a minimum radio signal strength for fire department communications. The specific signal level must be in accordance with the AHJ's requirements.

For existing high-rise buildings, it is mandatory to complete a radio signal strength survey. While compliance with the regulations is not mandatory until January 1, 2025, all buildings are required to apply for the necessary permit.

This year, the Miami-Dade Fire Department and the City of Sunny Isles Police conducted a survey to assess communication capabilities, particularly in challenging

Manager's Project Update *(cont. from page 4)*

areas such as stairwells, basements, rooftops, and parking garages. The results of the survey revealed that these areas did not meet the required standards. Consequently, the Association is collaborating with our fire alarm company WSE to generate a comprehensive report and a final proposal based on the survey findings. This collaborative effort will continue throughout 2024.

In addition to the BDA requirements, our current Fire Alarm Panel is experiencing a significant number of troubles, alarm activities, and obsolescence. To address this concern, the property committee has recommended a modernization of our system in 2024.

The purpose of this upgrade is to enhance fire safety within our premises by installing a more advanced and efficient Fire Alarm Panel, equipped with state-of-the-art features and up-to-date code requirements.

I hope you and your loved ones have a joyful and prosperous holiday season. Remember that our office is here to assist you with any problems or inquiries you may have.

Sincerely,
Ernesto Moreno, General Manager

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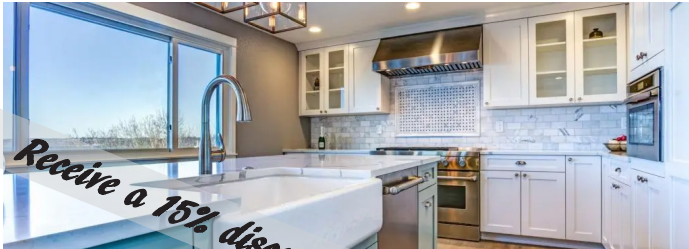
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