

Ocean One Waves

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January 2024

OCEAN ONE Condominium Association

19333 Collins Avenue
Sunny Isles Beach, FL 33160

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PRESIDENT’S LETTER

Dear Ocean One Residents,

On behalf of the Board of Directors at Ocean One, I want to wish you a happy and healthy New Year. May you and your loved ones be blessed with many good things.

December was a busy month for Ocean One. We successfully closed the hurricane season, welcomed back snowbirds, decorated the community for the holidays, and completed several projects. Our management and staff worked tirelessly to ensure everything was completed to the highest standards. Additionally, we distributed monies from the holiday fund to our staff, spreading joy throughout the community.

We closed out the year with our annual budget meetings held in the spa on December 14th. We achieved a quorum of the membership, with 38% in attendance, of which 93% voted in favor of passing the 2024 Budget. This budget was recommended by the Finance Committee, approved by the Board, and includes a recommended 75% partial Reserves contribution.

Due to only having two candidates running for three open board positions, elections were not necessary, and these two candidates were automatically ratified. The 2023 Board of Directors is now comprised of Tamara Benson as President, Hellen Soriano as Vice-President, Lewis Thaler as Treasurer, and Abe Kalfus as Secretary. We expect to fill the open fifth position by the end of this month, after conducting interviews with interested candidates.

We also had two successful social events in December. The Annual Lighting of the Menorah and Hanukkah Celebration took place on December 4th in our main lobby. Over 59 residents attended and enjoyed candle lighting and prayers led by resident Michael Stahl. We also had a concert by our own tenor, Alex Soriano, accompanied by pianist Carl Lauderman, performing classical and modern songs. Attendees were treated to jelly donuts, wine, and chocolate coins.

On December 30th, we held the Holiday Cocktail Party in the spa. This event was beautifully decorated by members of our Social Committee, chaired by Trina Duluc. Attendees enjoyed a variety of hors-d’oeuvres, an open bar featuring champagne (donated by KW Property Management), and live music. We had nonstop dancing for over three hours. Unfortunately, due to poor attendance, we

Continued on page 2

President’s Letter (cont. from page 1)

will have to reconsider this event for next year or plan for a more popular event.

January will continue to be a busy month for us, with ongoing projects and new beginnings. The Elevator Modernization project continues to progress. One new elevator in each of the three banks of the south tower is now operational, and replacement of the second elevator in each bank will begin this month. Additionally, to expedite the project, we estimate the replacement of the elevators in the north tower to begin sometime in February of 2024. We hope that by working on both towers concurrently, we can shorten the projected length of the project.

In terms of facilities, new valet fees and regulations will go into effect this month. Outside vehicles wishing to park at Ocean One will incur a \$5 parking fee. The \$3 courtesy fee for residents’ guests has been eliminated, and all guest parking will now have a daily fee of \$5. We will also strictly enforce the condominium rule that provides free valet parking for a second vehicle per unit. The second vehicle must be registered at the office, where a sticker will be issued. Other vehicles claiming to be associated with a unit will be treated as guest vehicles and subject to the designated parking fees.

As a result of the approval of the 2024 budget, new monthly maintenance fees will go into effect. Owners should have received new coupons in the mail, and those who pay electronically need to advise their banking institutions of the new amount. For those enrolled in the autopay system, chances are the amount can be updated automatically. Please verify your account and contact the management office with any questions or concerns.

Lastly, I am pleased to announce that Amaurys Clavero, who has been part of our Maintenance Department for over 15 years, has been promoted to Chief Engineer. Amaurys’s exceptional knowledge of our building, combined with his mechanical expertise and years of loyal service, make him the perfect candidate for this position. Promoting from within not only ensures continuity but also demonstrates to our staff that dedication and good performance

are recognized. Please join me in congratulating Amaurys and wishing him much success in his new role.



Thank you for being part of the Ocean One community. We look forward to a prosperous and fulfilling year ahead.

Sincerely,
Tamara Benson, Board President



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2024 PROJECTS UPDATES

ELEVATOR MODERNIZATION

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

Phase 1:

The first phase of the Elevator Modernization project is completed with three modernized cabs now in operation. 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 broken in, tested, and fully operational, the old elevators will be undergoing modernization.

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

Phase 1:

Starting sometime 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 100% of OpenPath Avigilon’s new access control system. 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 completed. 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.

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.

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

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

Continued on page 5

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

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.

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

DOG PARK IMPROVEMENTS:

We have considered the feedback and observations received from our community and are dedicated to enhancing this space for our furry friends and their owners. The key improvements include implementing

sustainable landscaping practices and enhancing the drainage system. We are working diligently to make these enhancements a reality and will keep you informed about the progress.

EV CHARGERS:

We are working on adding additional car chargers to our facilities for the year 2024 to cater to the growing demand for electric vehicles (EVs). This expansion plan aims to support sustainability and enhance customer satisfaction. While specific details and timelines are yet to be finalized, we will keep you informed as the project progresses.

PLAYGROUND:

Management is working diligently to replace the children’s playground in 2024. They have initiated a safety evaluation of the existing equipment and will consult with playground experts. Input is being collected from residents and maintenance is also sourcing eco-friendly and long-lasting materials. As timelines are being established, further updates will be provided as the project progresses.

Sincerely,
Ernesto Moreno, General Manager



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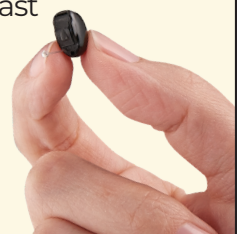
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HARVEY J GOLDMAN,
7/5/1942 - 12/9/1923
Resident of Ocean One since 1999

My life with Harvey was an exciting adventure and a wild ride. We met on the bridle/bridal path as we were both avid equestrians. Living on Thimble Farm with our children Scott and Marnie was a delight, as our life was filled with all creatures, Great Danes and horses to Doxies and peacocks. We took the neighborhood kids for rides on our pony cart. Harvey loved introducing children to our farm animals.

He was an avid Harley Davidson rider, and piloted his own airplane for work and pleasure. He relished cruising the ocean on his prized Sea Questrian. He was always seeking new destinations to explore from Europe and Egypt, to Africa, Australia and Asia. He was captivated by new cultures, nature, and relished in exploring, and meeting new people.

While his original business was owning Martin Automotive Parts Warehouse with his beloved father, he successfully ventured into real estate, finance, and home building. And, because of his enthusiasm for food and baking, he opened Harvey's Bagel & Cookie Co. with four locations.

Hurricane Katrina hit Miami in 2005, Harvey flew his construction crew to Sunny Isles Beach, and rebuilt the Sahara Hotel in less than 6 months. It is still the only iconic small hotel with the camels, still standing.

The word "can't" didn't exist for Harvey. If there was a challenge, he faced it head on with a positive outcome.

Harvey was always available to help his adored family and friends. He loved making others laugh until they cried. He was an attentive and loving husband, and dedicated father to Scott and Marnie. When our granddaughter Morgan was born, he was thrilled to become a Pop Pop, full of fun and games. His quirky personality and fun-loving character drew people of all ages to him wherever we went. Harvey celebrated life to the fullest.

And, we will all profoundly miss him.

Leslie



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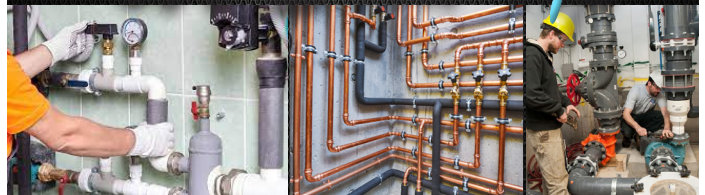
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