

Ocean One Waves

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

Dear Fellow Residents,

The year is off to a fast start, with much activity taking place during the month of January.

The elevator modernization work is progressing as planned with the first three updated elevators in the South Tower now operational. The installation of access control software on residents' phones and distribution of two fobs per unit has been completed, allowing elevator access to units and common areas. Residents with questions about software installation should contact the management office. Work on the North Tower elevators is expected to begin within Q1, with an official commencement date to be announced.

Total Appliance has been contracted by the Association for two years to provide appliance repair and service for every unit. To maintain our budget and provide the same level of coverage and services, the following items are included in the coverage: air conditioner (heating system included), compressor replacement, electronic circuit boards for A/C and appliances (up to \$100 coverage per item), thermostat and humidistat, dishwasher, garbage disposal (repair only), double wall oven (including self-clean feature), refrigerator (including ice maker and water dispenser), cooktop, washer and dryer, water heater (including replacement), instant hot water dispenser, microwave oven, jacuzzi, range hood, bidet, and standard plumbing and electrical.

Unit owners have the option of purchasing an optional coverage, which includes once-a-year preventive maintenance to their Air Conditioning Unit for \$99.00. The Association highly recommends this option.

The open board position was filled after several candidates were interviewed by the board members. I am happy to inform you that Dr. Henry Castro has been offered the Director position and we have voted in favor of his appointment. Dr. Castro is an experienced cancer drug researcher and has previously led large-scale projects with significant budgets. He has been a full-time resident at Ocean One for more than five years and is well acquainted with our property. To learn more about Dr. Castro, kindly refer to the interview conducted and written by fellow board member, Hellen Soriano, in this publication. Dr. Castro's appointment will be officially confirmed during the next board meeting. We extend a warm welcome to Dr. Castro as the newest member of the Ocean One Board.

Continued on page 2

President’s Letter (cont. from page 1)

We would like to announce a promotion within the maintenance department. With the appointment of Amaury Clavero to the position of Chief Engineer, Pablo Rodriguez has stepped up to be the assistant maintenance supervisor. A new maintenance technician has been added to our very capable maintenance staff filling the open position. We will provide a highlight of Mr. Alfaro during next month’s newsletter.

At a time when we face increased costs of our utilities (water and electricity), several cost-cutting initiatives are being investigated. First of all, management has been given board approval to meet with the vendors of the Water Scrooge “Smart Valve”. This initiative aims to implement a water-saving solution that can significantly reduce our utility expenses while promoting sustainability. By installing these smart valves, we can regulate and optimize our water usage, resulting in substantial cost savings and enhanced environmental benefit.

Secondly, we are pursuing a collaboration with LED’s R US, a reputable company specializing in retrofitting bulbs and implementing energy-efficient mechanisms. This collaboration would enable us to replace our traditional lighting systems with LED technology, resulting in considerable energy savings and, thus, a reduction in our electrical bills.

I would like to wish all a Happy Valentine’s Day and President’s Day Weekend.

Sincerely,
Tamara Benson, Board President




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MEET YOUR BOARD HENRY CASTRO, MD

By Hellen Soriano

Ocean One’s newest Board Member and Director is Henry Castro. He is Cuban American and was born and raised in Washington, DC.



He received his medical degree with Post-Doctoral Fellowships in Clinical Immunology and Research Oncology/Hematology from Georgetown University Medical Center. He has over 17 years’ experience in Oncology Clinical Drug Development specializing in early and late-stage clinical trials in Immune-Oncology.

He has worked at various Pharma/Biotech companies including GSK, Novartis, and BMS where he held leadership and expert contributor roles. He has been responsible for clinical budgets and resources across different programs managing over \$300 million. He lived and worked in Belgium and Switzerland for 11 years during his professional career. He also speaks Spanish and French.

Henry has been living at Ocean One since 2019 with his wife Nicoleta. When not working he enjoys spending time with his wife and teenage daughter, a college student. He also enjoys being outdoors and traveling. Henry is an avid golfer and enjoys boxing, music, and art. He is excited about the opportunity to serve his Ocean One community.

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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 complete with three updated cabs now in operation. Also, the installation of hallway fixtures for the south tower has commenced. Most of line 6 has been completed. Lines 7/8 and 9/10 will begin the week of February 19. 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:

The modernization is underway for the second set of Elevator Cabs. For the month of February unit owners in the South Tower will notice Nouveau working on tracks and doors in their foyer. Nouveau intends to speed up production to make up for lost time in Phase 1.

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

Phase 1:

Starting sometime in Q1, 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: We have upgraded all common area access points with new readers, although we acknowledge that there have been some user frustrations. AT&I, the property committee, and Management are actively addressing concerns regarding elevator access for multiple users. The new readers are being tested to improve accessibility, security, and the overall elevator experience. Due to security concerns with the "Waiving" option, we strongly recommend presenting your mobile credential to the readers instead. Residents are encouraged to participate in the testing

phase and provide feedback to help improve usability. Please note that the placement of the readers may change during the testing period, and we appreciate your patience as we make necessary adjustments.

RTUs

The installation of the 11 new rooftop units (RTUs) is finished, but a final city inspection in February is still needed to address minor deficiencies before closing out the permit.

25-Year Building Milestone

As of January, Epic has completed the onsite walkthrough survey of our Structural System. This includes but is not limited to all structural elements including masonry-bearing walls, expansion joints, floor and roof systems, steel framing systems, concrete framing systems, and windows wood framing. By the end of February, a preliminary report is expected along with the continuation of our Electrical Systems which consists of but not limited to inspecting meters and electrical rooms, panels, service conduits/raceways, cables, types of wiring methods, emergency lighting, fire alarm system, smoke detectors, exit & emergency lighting, emergency generator, and wiring to all mechanical equipment.

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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 to 30% on utility expenses. 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’s are Us, a national LED solutions provider based in South Florida. With their extensive experience in serving Commercial, Residential, and Industrial Properties, LED’s 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 to 70% are existing lighting costs. This initiative will be reviewed and finalized by our committees and Board of Directors.

Beach Perimeter Fencing:

We wanted to provide you with an update on our ongoing efforts to address the issue of sand encroaching onto the property from the beach. As of January, our maintenance team has

rented a skid on several occasions in an attempt to remove the excess sand, but unfortunately, this method has not been as effective as we had hoped.

Following the recommendation of the property committee, we have decided to work with the Bobcat manufacturer to purchase a mini-track loader. This equipment will allow us to quickly and efficiently address the excess sand that has been causing disruptions to our property.

We understand how important it is to maintain the beauty and functionality of our property, and we are committed to finding a solution to this issue. We appreciate your patience and understanding as we work to resolve this matter.

Thank you for your continued support.

Sincerely,

Ernesto Moreno, General Manager

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