

Ocean One Waves

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OCEAN ONE Condominium Association

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2024 PROJECTS UPDATES

ELEVATOR MODERNIZATION

Town Hall Meeting

Dear Ocean One Residents,

We want to inform you that the Board of Directors will be scheduling a Town Hall Meeting to provide an Elevator Project Update to all residents. This meeting is aimed at keeping you informed of our current project status and give you important updates regarding the elevators in our building. Notices will be sent out once the date and time for the meeting are finalized, so kindly keep an eye out for communication from the board. We understand a project of this magnitude has a large impact on the day-to-day lives of all Ocean One Residents. We thank you all for your patience, understanding and cooperation during this past year. We look forward to seeing you at the Town Hall Meeting.

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

Phase 1:

As of March, the installation of hallway fixtures for the south tower is coming to a completion. **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 modernizing of the second set of elevators is progressing quickly, with Nouveau putting in extra effort to catch up on lost time from Phase 1. We have also set a new schedule for our preventive maintenance. This is essential to ensure the current elevators are running smoothly and reduce downtime. Preventive Maintenance will be scheduled for Thursdays and Fridays from 5 am to 7 am.

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

Phase 3:

Towards the middle of March, Nouveau plans to start Phase 3 and begin the modernization of the first three sets of elevators in the North Tower. This process will require shutting down one elevator per line for modernization. We want to remind everyone that, in accordance with the current elevator policy, the Board of Directors will not approve unit renovations due to the limited number of available elevators.

Continued on page 2

Project Updates (cont. from page 1)

ACCESS CONTROL

Open Path: We are pleased to announce that the new readers are now in place and operating more efficiently, especially in the new elevators. Resident concerns have been minimized, and most residents are utilizing the new access readers without experiencing issues. Some of these issues were due to multiple users accessing the elevators. Again, we strongly recommend presenting your mobile credential to the readers instead of using the "Waiving" option. If you encounter any problems with the access readers, please contact the front desk staff or management office with the date, time, and location of the issue for quick resolution.

25-YEAR BUILDING MILESTONE

In the coming weeks, EPIC Engineering will be providing a preliminary structural report that will help guide the next steps of the project. Additionally, by the end of March, the electrical inspection will be completed, and a subsequent report will be issued.

I want to acknowledge that South Florida is experiencing delays with engineering firms due to new policies, procedures, and mandates that are coming into effect next year. We are working diligently to mitigate these challenges and ensure that the project stays on track as much as possible.

NEW INITIATIVES 2024:

Lighting Project:

Our legal team has finalized an agreement with LED's R Us to improve the lighting in our building and common areas as a cost-saving initiative. LED's R Us conducted an assessment and proposed retrofitting and implementing smart sensors to reduce energy consumption and expenses by 60 to 70%. The initiative will be reviewed for approval by your Board of Directors.

Beach Perimeter Fencing:

Our team has been attempting to remove excess sand encroaching onto the property from the beach without

much success. We are now requesting proposals beginning with Bobcat to purchase a mini-track loader for a more efficient solution. We appreciate your patience as we work to address this issue.

Dog Park Artificial Turf

We wanted to update you on a potential enhancement to our community's dog park area. Management is considering replacing a section of the current sod with artificial turf.

The idea behind this proposal is to create a more low-maintenance and aesthetically pleasing space for our furry friends to enjoy. Artificial turf requires less water, maintenance, and care compared to traditional sod, making it a sustainable and cost-effective option for the long term.

Management will be presenting this proposal for approval during the next scheduled board meeting. We believe that this enhancement will benefit both residents and their pets and contribute to the overall enjoyment of the dog park area.

Thank you for your continued support.



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GRIEVANCE COMMITTEE

Request for Volunteers for Ocean One Grievance Committee

We are currently seeking volunteers to serve on the Ocean One Grievance Committee, also known as the “fining committee” or “compliance committee.” This committee plays a crucial role in resolving disputes within our community and ensuring that all residents adhere to association rules and regulations.

According to association guidelines, the committee must be comprised of at least three members who are not officers, directors, or employees of the association, or related to them by marriage or blood. Only record title owners of parcels or condominium units are eligible to serve on the committee. If you are a record title owner of a parcel or condominium unit at Ocean One and are interested in serving on the Grievance Committee, please consider volunteering your time and expertise. We appreciate your willingness to volunteer and help uphold the rules and regulations of our community.

Sincerely,
Ernesto Moreno, General Manager

I KID YOU NOT

March is National Kidney Month. And although we don’t often give much thought to these hard-working organs of ours, it is a good time to learn more about our kidneys and how they relate to our general health. Your kidneys filter through approximately 200 quarts of blood a day, resulting in about two quarts of waste and excess fluids. They also produce hormones and vitamins that keep your body functioning properly. A person can have kidney disease for years and not know it. The early warning signs of kidney disease are:

- Burning during urination.
- Excessive need to urinate, especially at night.
- Blood in the urine.
- Puffiness or swelling of the hands or feet.
- Pain in the back or side below the ribs.
- High blood pressure.

If you have any of these symptoms, call your doctor. You should also get a simple urine and blood test each year to help detect early kidney disease. Ask your doctor for more information.

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Irish Boxty

- 1 ½ cups grated raw potatoes
- 1 cup all-purpose flour
- 1 cup leftover mashed potatoes
- 1 large egg
- 1 tablespoon skim milk
- salt and pepper to taste
- ¼ cup olive oil



Toss grated potatoes with flour in a large bowl. Stir in mashed potatoes until combined. Whisk egg and milk together in a separate bowl; mix into the potatoes. Season to taste with salt and pepper. Heat oil in a large skillet over medium-high heat. Drop in potato mixture, forming patties about 2 inches in diameter. Fry on both sides until golden brown, 3 to 4 minutes per side. Drain on a paper towel-lined plate. Serve warm.

EASTER EGG-CELLENT TIPS

EGG DECORATING IDEAS

For a personal touch on decorating this year, use wax crayons, magic markers or paints on your egg shell to create your own design; then coat it with clear nail polish to prevent smearing. To make the shell glisten, use pearl-colored nail polish. For a porcelain finish, apply several coats of diluted school glue. If you are going for the natural theme this Easter, try organic coloring. By using strong tea, cranberry juice, apple juice, grape juice, etc. you can create beautifully colored eggs. For this idea, set up large containers full of the desired juices and add a teaspoon of vinegar to each juice (this helps set the color). Drop the hard-cooked egg into the juice, making sure to cover only the part of the shell you want colored, allow it to set over night or longer in the refrigerator. When you remove the egg from the water, you will have an elegant, organically decorated egg.

HARD-BOILED EGGS

Keep in mind that the fresher the egg, the harder it is to peel. Try to buy your Easter eggs a week or two in advance. Put the eggs in single layer in saucepan. Add enough tap water to cover the egg by at least 1-inch. Cover and quickly bring just to a boil. Remove pan from heat and let stand 17 minutes. Immediately run cold water over the eggs until cool. When eggs are cool, thoroughly crack the shell and roll egg between hands to loosen shell. Start at the large end and peel.

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