

Ocean One Waves

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Welcome Spring



PRESIDENT'S LETTER

Dear fellow residents,

On Wednesday, March 27th, Management sponsored a Town Hall meeting to update residents on the Elevator Modernization Project. Representatives of the companies involved answered specific questions on their area of expertise:

- Noveau Elevator Company provided an update on their progress in installing the elevators,
- AT&I reported on the status of the access control and security system being implemented, and
- Bill Strawn, the engineer from Vertical Assessments who was hired by the Association to oversee the project, gave an overall summary of the status of the project.

For more details of the Town Hall meeting, please see the Manager's report in this publication.

The Elevator Modernization Project continues on schedule, despite some recent setbacks which are being addressed. Specifically, the floors of the three newly installed cabs will have to be replaced due to cracks. Vasile Interior Cab is already fully engaged in the process. ATI and Management continue to address access control malfunctions experienced by residents which usually seem to be due to glitches in the software installed on their phones. Nevertheless, the project seems on track to be completed by December 2024.

The Board and Management dedicated much time during the last couple of months to review our property's insurance. Since the present policy was due to

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President’s Letter (cont. from page 1)

expire in April 2024, we went through the difficult process of meeting with two other insurance companies as well as going over the renewal policy presented by our present insurance company. The news is still not good for the state of Florida, as carriers that left the market still have not returned, leaving very few companies doing business in the area.

As a result, property insurance costs (especially for buildings located on the ocean) continue to rise. After the enormous increase in our premiums that we experienced last year, we had been cautioned to expect another 25% increase in the premiums this year. Unfortunately, despite obtaining some savings, such as by splitting the building into two towers, we are still facing an increase of an additional 10% to maintain the property fully insured as per our condo docs. The shortfall between what was planned for in this year’s budget and the actual cost will have to be obtained through savings in other areas. We are again being told that next year things will improve with more insurance companies doing business in Florida, but that remains to be seen.

The LED project mentioned in my previous letter has been postponed and will be re-addressed at the end of the year. Although obtaining savings in electrical costs remains a high priority for the Association, the Property Committee must fully analyze the return on investment based on the cost proposed by the vendor. Yet, with the resources being dedicated to the completion of the Elevator Modernization, we cannot undertake another large project at this time.

We are once more experiencing perfect weather and our pool and beach facilities are in full swing. Again, please be mindful of our rules regarding chaises and umbrellas allowed per apartment, and most importantly, towel usage. Keep in mind that towel laundering is an enormous expenditure to the Association, and towel use, or rather towel abuse, results in increased and unnecessary costs. Don’t ask the staff for additional towels, and, if expecting guests, suggest that they bring their own towels.

Thank you for your cooperation.

All the best,

Tamara Benson
Board President



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MANAGER'S UPDATE

2024 PROJECTS UPDATES TOWN HALL MEETING RECAP:

Dear Ocean One Resident,

I hope this message finds you well. I wanted to provide a comprehensive recap of our recent Town Hall Elevator Meeting, where we discussed several important topics related to the elevator modernization project in our building.

Project Schedule: We reviewed the timeline for the elevator renovation project and provided updates on its progress. *The overall estimated completion date for the project is January 2025. Additionally, for the South Tower, we anticipate completion by July 2024.*

Access Control: We addressed ongoing issues with access control, particularly regarding multiple users in an elevator. *We remind all residents to hold fobs and mobile credentials directly to the reader for quick and consistent access. Also, be mindful to your neighbors and once your credential is recognized back away and allow others to access the reader.* If you experience any issues with the open path system, please report it to the management office so we can properly document and assist. Your cooperation is greatly appreciated.

New Cab Flooring: Concerns were raised about the cleanliness and issues with cracking in the new elevator flooring. *Nouveau confirmed a complete changeout once Phase 2 is completed and both elevators are in service*, ensuring a satisfactory resolution to the problem. Management & the Property Committee are also working with Vasile Elevators. Our goal is for Nouveau to ensure that the new elevator flooring is stronger, more durable, and easier to clean and maintain.

Timing on Door Closing: It was clarified that the timing of door closing has been specified and programmed in accordance with state, city, and municipal fire code regulations, prioritizing safety while ensuring efficient operation. With this being said as *we understand it has become common for us to hold the elevator doors open for your neighbors coming in or as we load or unload items. Please be aware that placing items or standing in the elevators door for extended times can trip the system leading to an outage. If you need the elevators door to remain open for an extended time, please become familiar*

with and utilize the "open door" & the "hold door open" buttons inside the elevators as these will open the door and reset the timer allowing additional time.

The presenters at the Town Hall Meeting included Nouveau Elevators (Our Elevator Company), Vertical Assessment (Our 3rd Party Engineering Consultants), and AT&I (Our Access Control Vendor).

Their expertise and insights were invaluable in addressing resident concerns and planning for the future of our elevator system. If you have any further questions or concerns regarding the elevator or any other building-related matters, please don't hesitate to reach out.

Your input is crucial as we work towards enhancing the living experience for all residents at Ocean One.

ELEVATOR MODERNIZATION:

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

Phase 1:

As of April, 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:

Work on modernizing the second set of elevators is progressing quickly, with Nouveau putting in extra effort to

Continued on page 4



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

catch up on lost time from Phase 1.

In regard to the recent elevator outages, Nouveau will be conducting preventive maintenance on the current elevators to improve functionality and minimize downtime. This maintenance will be carried out every Thursday and Friday from 5 am to 7 am. Additionally, Nouveau has assigned a technician to the Sunny Isles area to guarantee a quick 15–30-minute response time in the event of an outage or any elevator-related issues.

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

Phase 3:

As of April, Nouveau has begun the modernization of Cars 1R, 3R and 5R. Thus, all lines in the North Tower will now have only one functioning elevator. 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.

25-YEAR BUILDING MILESTONE

As of the 2nd week of April, Epic has provided the structural preliminary report and the electrical inspection that will help guide the next steps of the project. We will be reviewing the contents of these reports with Epic in the coming weeks and

I want to acknowledge that South Florida is experiencing delays with engineering firms and the mandates that are coming due 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:

As of April, the Board of Directors have decided to postpone this project to be revisited in Q4.

Dog Park Artificial Turf

Management will be negotiating the current bids and scheduling site visits to parks and other locations in the area.

Grievance Committee:

So far, we have received 2 volunteers for the grievance committee we are looking for more volunteers to establish a committee.

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

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