



**President’s Letter** (cont. from page 1)

To further enhance the quality of life for our youngest residents, the Board has implemented new policies to protect their health and well-being. Designated smoking areas have been limited, with popular areas such as the pool, pool deck, cafe deck, and cafe now designated as non-smoking zones. Signage will be visibly installed in these areas, and strict enforcement of the rules will be maintained with fines issued for non-compliance.

In recent weeks, management and I have attended two informative meetings that are relevant to the Ocean One community. The President’s Club Trade meeting brought together condominium board presidents, managers, and vendors to explore new services and products. Additionally, a meeting focused on Legislative Requirements Affecting Condominium Boards and Managers delved into upcoming legislative changes that will impact condominiums, touching on topics such as reserves, building insurance, and building codes. (Please see the Manager’s Update)

As the summer season approaches and our pool and beach facilities become more active, we kindly remind all residents to adhere to the established rules and protocols in place. These include limits on towels and chaises per unit, restrictions on food and drinks (except water) on the pool deck, and the use of special diapers for babies. It is also important to show appreciation to our hardworking staff who provide us with pool and beach setups by offering a tip for their services.

Your Board of Directors is dedicated to ensuring that Ocean One remains a safe, welcoming, and enjoyable community for all residents.

Wishing you all a wonderful transition into the summer months ahead.

Warm regards,

Tamara Benson  
Ocean One Board President

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# MANAGER'S UPDATE

## 2024 PROJECTS UPDATES ELEVATOR MODERNIZATION

**Project Schedule:** The overall estimated completion date for the project is January 2025. Additionally, for the South Tower, we anticipate completion by July 2024.

**New Cab Flooring:** Concerns were raised about the cleanliness and issues with cracking in the new elevator flooring. 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. New flooring samples will be provided for the upcoming month.

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

#### Phase 1:

As of May, the installation of hallway fixtures for the south tower is complete. 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 catch up on lost time from Phase 1.

The elevator outages in the South tower were minimized in April, thanks to the proactive efforts of our property committee and management team. A commitment to reducing response times for elevator outages and enhanced preventive maintenance measures ensure that our elevators are operating efficiently and with safety as a top priority.

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

#### Phase 3:

Nouveau continues the modernization of Cars 1R, 3R and 5R. Thus, all lines in the North Tower have only one functioning elevator. We want to remind everyone that, following the current elevator policy, the Board of Directors will not approve unit renovations due to the limited number of available elevators.

## AVIGILON ALTA

**Access Control:** Residents are reminded to hold fobs and mobile credentials directly in front of the reader for efficient access, and to be considerate of others by stepping back after their credential is recognized to allow others to use the reader. Having multiple residents in elevators can cause Bluetooth access problems.

**\*\*\*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 INITIATIVES 2024:

#### Legislative Update:

Here's a quick update on upcoming legislative changes and initiatives affecting Condominiums:

#### Structural and Milestone Inspections 25 yr., 30 yr. & 40 yr. requirements:

- In Florida, Milestone Inspections are now required for condominiums and cooperative buildings that are 25 or 30 years old and have three or more stories. This legislation mandates structural integrity assessments to ensure building safety. Inspections must be performed by licensed architects or engineers to ensure the safety and structural integrity of buildings in Florida.
- The Property Committee and Management have collaborated with Epic Engineering to stay ahead of requirements. Further details will be shared with the Board in a separate communication.

#### Structural Integrity Reserves Study

- A Structural Integrity Reserve Study (SIRS) is a type of reserve study required by Florida Statue SB 4D to ensure that Condo Owners Associations are reserving funds for the long-term maintenance and replacement of critical structural elements in their buildings. This law is similar to other standards, such as the Miami/Dade 40-year recertification, but SB 4D enforces early funding and enforcement attributes and applies statewide.
- The Property Committee and Management have collaborated with Epic Engineering to stay ahead of requirements.

#### BDA Requirements:

- The Florida Fire Prevention Code requires buildings to meet minimum radio strength standards for fire depart-

*Continued on page 4*

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

ment communications and two-way radio system enhancement communications. If a building does not meet these standards, a BDA system may be necessary. An RF survey conducted by a certified technician and fire department personnel is used to determine if a BDA system is needed, with results submitted to the AHJ for a final decision. Florida statutes require 99% signal coverage in critical areas and 90% signal coverage in general areas.

- The management team has initiated collaboration with WSE, our Fire Alarm Vendor, to arrange a re-inspection survey of the areas that were identified with deficiencies during the initial BDA Survey conducted in 2021. Recently, management has worked with the local fire department to carry out an internal test to identify the specific areas requiring expanded signal coverage. The next steps involve conducting the necessary testing and commencing the Request for Proposal (RFP) process.

**Administrative Updates:**

- Conflict of interest and kickbacks: Full disclosure is crucial, as kickbacks are now considered felonies.
- Records Request Official Changes: A timely response is required, with penalties for delays.
- Year-End Financial Statements: Ensure distribution with proper notice, including special assessments and budgets.
- Quarterly BOD Meetings: Q&A sessions would be mandated, along with director courses for continuing education.

**Hurricanes Protection:**

- Impact Glass installation may be required by the Association, with insurance coverage distinctions to be clarified.

- Website Notifications: Ensure pertinent information is uploaded on the Association’s website.
- Email notifications for website information ensure digital accessibility.

These provisions are anticipated to become law in July. Ocean One is currently in compliance with most, if not all, of these requirements, and we’ll keep you updated on any changes in the coming months.

**25-YEAR BUILDING MILESTONE**

Dear Ocean One Residents,

I hope this message finds you well. I wanted to provide you with an update on the recent Structural and Electrical Inspections that were conducted at Ocean One Condominium.

After reviewing the reports, it was determined that overall, Ocean One is in good structural condition. Some minor repairs need to be addressed, particularly in the garages and expansion joints.

On the electrical side, there were several deficiencies noted as well as in other areas of the property. Our maintenance team will be working diligently to address these issues. It was also noted that the level of illumination in the parking lot does not meet the minimum standards set by Miami-Dade County.

We will be setting up a meeting with Epic Engineering to address any questions or clarifications needed. In-house maintenance staff will handle repairs that can be done internally, while external contractors will be engaged for more complex issues. Once the final versions are issued, the reports will be available on the Association’s website.

Please rest assured that we are taking every necessary step to address these issues promptly and efficiently. Your safety and well-being are our top priorities.

Grievance Committee:  
So far, we have received 2 volunteers for the grievance committee we are looking for more volunteers to establish a committee. Please let the management team know if you are interested.

Sincerely,

Ernesto Moreno  
General Manager

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