

Ocean One Waves

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OCEAN ONE Condominium Association

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PRESIDENT'S LETTER

Dear Fellow Residents,

The Elevator Modernization Project is progressing, though it is behind schedule. We expect the South tower to be ready for final inspections by the end of this month. The North Tower is scheduled to have the first set of elevators completed by August, with the remaining set finished by early 2025. The initial flooring for the South Tower elevators was unsuitable due to maintenance issues. A new, low-maintenance floor with a similar color and design has been selected. Currently, provisional flooring is in place, and we plan to install the new flooring in all elevators at the end of the final phase.

As a reminder, hurricane season has begun and will last through November 30th. During this time, Florida can be threatened at any moment. You should have received a letter from management detailing how to prepare for a hurricane or severe weather emergency. This information will help you take precautions to protect your family and property and understand what to expect in the event of an evacuation.

When a Hurricane Watch is issued, our management and staff will secure the building and common areas. Beach and pool furniture will be stored inside the garage, equipment will be covered and secured, and common area

Continued on page 2

President’s Letter (cont. from page 1)

shutters will be installed. Before dangerous winds and an imminent hurricane threat, essential personnel will shut down the property’s equipment, including elevators, air conditioning, and domestic water pumps, to minimize system downtime after the hurricane passes.

While our management team and staff work to protect our property, we, as owners, must also take precautions. Please remove



all furniture from your balconies, secure any outside items that might become projectiles, close hurricane shutters if you have them, and place towels/absorbents on windowsills and at the bottom of all exterior doors to prevent water intrusion. If you leave town for an extended period during hurricane season, please remove all items from your balcony or patio. If staff must remove furniture from your balcony or open/close your hurricane shutters, you will incur a \$250.00 fine.

If an evacuation order is issued, all employees must leave the premises. It is advisable for all residents to do the same, as essential services (air conditioning, water, elevators) will not operate during this time. Additionally, emergency response personnel will not respond to emergencies within an evacuation zone during a storm. Only after the hurricane has passed will our personnel return to the property. At that time, you can return as well. Please be safe and plan ahead.

Respectfully,

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 early 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. After careful consideration, we have selected a new flooring material, specifically a high-quality porcelain tile, which will complement our existing color scheme and polished finish design. The porcelain tile will not only provide a durable and low-maintenance surface but also match perfectly with our existing interior aesthetic.

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

Phase 1:

HALLWAY FIXTURES

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 with final inspections projected for the end of June. Following the final inspections, testing for the operation of the elevators will commence along with all pending punch list items.

Outages - The elevator outages affecting the South tower minimized for the last two months. 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:

AVIGILON ALTA

Phase 2: Vehicular Access Control:

Exciting news! Management, in collaboration with the property committee, is gearing up for Phase 2 of our access control initiative. This phase entails the introduction of new vehicle transponders for garage access.

Over the next few weeks, you can expect detailed information on this rollout. Here's a preview: each vehicle will need to install a designated access sticker to gain entry to the garage. Similar to the access fobs, management will start issuing these stickers on a per-

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

vehicle basis. Stay tuned for more updates!

25-Year Building Milestone Follow Up

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.

Regarding the electrical inspection, we are pleased to report that our management and maintenance team have begun addressing the majority of the electrical work in-house, utilizing our staff and resources. Only smaller, more complex items will require subcontractors to ensure a thorough and efficient resolution. Our maintenance team will be working diligently to address these issues, with a focus on improving the overall safety and comfort of our community.

Epic Engineering will provide a detailed proposal to address the area mentioned in the report and any other necessary repairs.

For your reference, please visit the Association’s website to review our reports. 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.

Fire Alarm Panel Upgrade:

Ensuring your safety is our utmost priority. As part of our ongoing commitment to enhancing safety measures within our community, we are excited to announce the upcoming upgrade of the Fire Alarm Panel.

In light of recent developments and the pressing need to address potential obsolescence issues, management has diligently evaluated proposals for this crucial upgrade. After careful consideration, we are pleased to recommend moving forward with WSE’s proposed project.

We’ll be sharing more details about how we’re rolling this out, but rest assured, safety is our top priority.

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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