

Ocean One Waves

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OCEAN ONE Condominium Association

19333 Collins Avenue
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PRESIDENT’S LETTER

Dear Fellow Residents,

We want to update you on important developments regarding the city’s plans for both Pelican Park and Heritage Park in the upcoming fiscal year.

Our board treasurer has confirmed that the City of Sunny Isles Beach has allocated approximately \$40 million in next year’s budget for improvements to both parks. Of this amount, Pelican Park, which is located at 18115 North Bay Road, is set to receive the majority of the funding, which will be used to build a new facility. The current building at Pelican Park is deemed inadequate, and this substantial investment aims to address that issue.

In contrast, the only planned improvement for Heritage Park is the addition of tennis courts. While this will enhance the park’s amenities, it is essential to recognize the unique value that Heritage Park provides. Its serene, cement-free environment offers a vital contrast to the high-rise buildings along Collins Avenue and serves as a peaceful retreat in an otherwise congested area.

We believe it is crucial for our community to remain actively involved in any proposed changes to Heritage Park. The park’s current layout, including its playgrounds, Veteran’s Memorial Wall, and open spaces, contributes significantly to the quality of life for our residents. Any modifications should consider the impact on the park’s peaceful atmosphere and the overall experience for those who use it.

We encourage you to engage in these discussions by attending regularly scheduled City Commission meetings and staying informed about the future of our parks and city.

Following up on last month’s President’s Letter, which emphasized the importance of increased owner engagement, a Group of Concerned Owners has asked me to share the following update:

Current Situation:

1. Our building is celebrating its 25th anniversary this year.
2. We have experienced significant ownership turnover due to sales and other factors.

Continued on page 2

President's Letter (cont. from page 1)

3. The average purchase price of condo units has risen nearly fourfold since 1999, from \$419,325 to \$1,631,250. This makes it crucial for recent buyers to actively contribute to maintaining and enhancing the value of their investments.
4. Apathy among owners towards participating in committees and shaping the board's strategic direction has been counterproductive.
5. Due to insufficient resident engagement and participation, Board Members have been automatically re-elected for eight years. To facilitate a smooth transition and bring in fresh perspectives, they are now planning to step down and welcome new members.

Proposed Initiatives:

Given these circumstances, the "Concerned Owners Group" suggests the following:

- A) Getting Acquainted: We aim to connect with new owners who have joined Ocean One in recent years, as well as other owners who have a background and interest in participating in the building's decision-making process.
- B) Participation Opportunities: We are particularly

interested in owners who can contribute expertise in the following areas:

- Administration
- Financial management
- Engineering/Construction

Our goal is to establish a well-organized succession plan to ensure the continued efficient and professional management of our building.

Please keep an eye out for invitations to small group meetings scheduled from August through October. Your participation is crucial, and we encourage everyone to engage actively in shaping the future of our community.

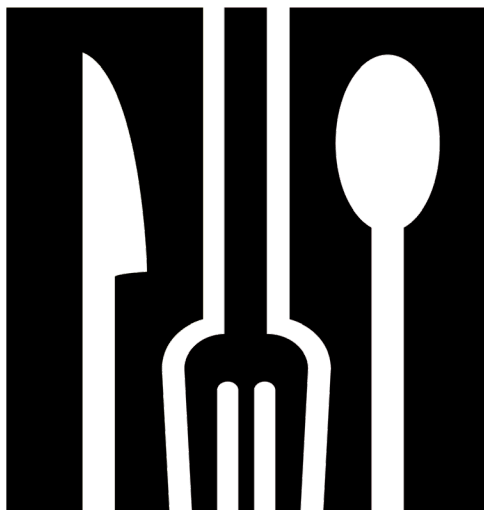


Thank you for your attention and involvement.

Respectfully,
Tamara Benson

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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.

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

Phase 2:

We are excited to share that as of August, the second set of elevators will undergo final inspections by the City of Sunny Isles Beach and will soon be put into operation. This marks a significant milestone in the long-awaited elevator modernization project for the South Tower.

By September, we expect to complete all remaining punch-list items, including the installation of new flooring and updated face readers for the access control system.

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.

As of August, Cabs 5R & 1R will be getting ready for the first set of City Inspections. 3R will be catching up with installations of the Hallway Elevator Button Fixtures.

Nouveau's new hours are 6:00 AM to midnight, with noisy work mainly during the day to minimize disruptions. This will also ensure technicians are on-site most of the

day, reducing elevator outages.

****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.**



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.

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.**

AVIGILON ALTA

Phase 2: Vehicular Access Control:

Our management team, in partnership with the property committee, has begun Phase 2 of our access control initiative. This phase will introduce new vehicle transponders for garage access.

Every vehicle will require a designated access sticker to enter the garage. These stickers will be issued individually, much like our access fobs.

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

NEW INITIATIVES 2024:

25-Year Building Milestone Follow Up

Update on the recent Structural and Electrical Inspections that were conducted at Ocean One Condominium.

Structural Assessment: Ocean One remains in good condition overall. Minor repairs, particularly in garages and expansion joints, are underway, led by our in-house team. Epic Engineering’s proposal for additional major repairs is under board review.

Electrical Maintenance: Our management team has efficiently handled most electrical repairs in-house, reducing costs significantly. Tess Electric has completed all pending electrical 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:

We are pleased to announce that the Board of Directors has recently approved the modernization of our Fire Alarm Panel system. This important upgrade is part of our ongoing commitment to ensuring the safety and security of everyone within our building.

In light of recent developments and the imperative to address potential obsolescence concerns, management has thoroughly assessed various proposals for this critical upgrade. After careful consideration, we are delighted to proceed with WSE’s proposed project.

We understand the significance of this enhancement in safeguarding our community, and we are committed to keeping you informed throughout the process.

Smart Valve Project (Water Savings Initiative):

The property committee and management are actively pursuing cost-saving initiatives, with a notable focus on reducing air in our domestic water system and irrigation. We are in the final stages of negotiating with Smart Valve to introduce this initiative for board approval.

Preliminary estimates suggest that implementing this solution could yield conservative savings of 15%-20%, with an impressive return on investment (ROI) projected between 80%-106%. The anticipated payback period for this investment is between 11 and 15 months. This initiative aims to significantly cut utility costs and improve system efficiency, making it a strategic move towards more sustainable financial management.

Dryer Vent Cleaning:

We will be performing a building-wide dryer vent cleaning in the next coming months. This essential maintenance will improve safety, efficiency, and air quality throughout the building.

We will provide further details as we finalize the project.

Sincerely,
Ernesto Moreno, General Manager

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