

Ocean One Waves

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OCEAN ONE Condominium Association

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PRESIDENT'S LETTER

Dear fellow residents,

As I look out on our very crowded beach on the 4th of July, I am reminded how lucky we are to live in paradise and to call Ocean One our home.

My husband and I purchased our apartment from blueprints, came here for the closing in 1999, rented out the apartment for some years, and moved here permanently in 2004. Every morning, as I watch the sun come up over the ocean, I thank God for the privilege of living here. The hundreds of sunrise photos on my phone can attest to my wonder and gratitude.

During the past twenty years, residents have shared many good times: parties, barbecues, a book club, and card games with our neighbors, among others. We also watched as many large projects were undertaken such as the installation of cable network throughout the building and units, waterproofing and painting the building, redecoration of all common areas, and, nowadays, the installation of twelve new elevators.

As the building has gotten older (and hopefully wiser), maintenance has become paramount. Despite all the new construction in Sunny Isles, thanks to our highly competent management and loyal, long-term staff, and a budget to support all the necessary expenditures, we remain a premier property.

When I interview all our new buyers or renters, I realize that our demographics have changed. Twenty years ago, there were few families with children, occupancy per apartment was one or two persons, usually retirees, many of them snowbirds. Nowadays, we have many young families, with an average of four persons per apartment, living here full time. And many of the newly purchased units are now undergoing renovations. All of this represents a lot more daily activity and noise.

When a new family moves into the building, they are provided with some important documents, including our Rules and Regulations, which specify such things as how many chaises are provided on the beach per family, the number of dogs allowed per unit, our pool rules, and more. These are in place in order for us to both maintain a level of conduct within our premises and to control our expenses. Nevertheless, I find myself yearning for a level of courtesy, that because it is not written in our rules, seems to no longer be in place.

Continued on page 2

President’s Letter (cont. from page 1)

Here are some of the things I miss and long for:

1. Acknowledge your neighbors. Say “Hello” when you enter an elevator and “Good bye” or “Have a nice day” when you exit.
2. Acknowledge our hard-working staff. Greet them when you see them.
3. Return your towels to the appropriate disposal bins on the cafe level. Don’t leave them on chairs or hung on the garbage bins. If you move chairs on the cafe deck, return them to their location when you are finished with them.
4. Guests are always welcome but please refrain from having towels set up for them until their arrival. Particularly during the summer months, when rain can come at any time, this may result in towels getting wet unnecessarily, which must then be laundered. Keep in mind that our towel laundering yearly budget is around \$100,000, so every bit of savings helps.
5. Tip the pool staff when they set up chaises and towels for you on the beach or pool.
6. Remember that no food other than water is permitted on the pool deck. Although it is convenient to have snacks on hand for our hungry kids, even one grape or a drop of juice will attract ants. And, having been bitten once, I can tell you it is quite painful.
7. Tip the valet staff when they do extra tasks for you, such as bringing up groceries or taking down suitcases. Also, remind your guests that, if you are taking care of their parking fees, the tip is not included.
8. Please be conscious of your water usage. The increase in our population has resulted in a huge increase in the building’s water bill. Remember, every drop saved is good for the environment and for our budget.
9. And finally, get involved. We have several committees (finance, property, and social) that can use your help. Also, please attend board meetings to be informed on building matters. Your opinions and participation are important to us.

Respectfully,
Tamara Benson.

RVP

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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.

Outages - We are pleased to report that since April, the elevator outages affecting the South Tower have positively reduced. This achievement is a testament to our commitment to reducing response times for elevator outages and implementing enhanced preventive maintenance measures. These efforts have ensured that our elevators are operating efficiently and with safety as our top priority.

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

Phase 2:

Work on modernizing the second set of elevators is progressing with final inspections projected for the end of July. Following the final inspections, testing for the operation of the elevators will commence along with all pending punch list items.

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. Beginning in July, Nouveau will be ramping up their efforts by implementing double shifts daily. This decision is aimed at speeding up the project's completion, enabling us to catch up with our original timeline.

Nouveau's working hours will now extend from 6:00 AM to midnight. They have assured us that the majority of noisy work will occur during regular daytime hours to minimize disruption in the early morning and evening.

These extended hours will also ensure technicians are present on site for most of each day, reducing the likelihood of elevator outages or downtime.

**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, is preparing for Phase 2 of our access control initiative. This phase will introduce new vehicle transponders for garage access.

Over the coming weeks, we will provide more details about this rollout. Every vehicle will require a designated access sticker to enter the garage. These stickers will be issued individually, much like our access fobs. Stay tuned for further updates!

Continued on page 4

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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 is assisting with more complex tasks to ensure thorough and safe solutions.

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.

****Important Community Update: Safety Measures Implemented**** We want to inform you about recent developments regarding safety and security within our community.

Last week, an unfortunate incident occurred involving an armed robbery in our vicinity. The incident took place on Tuesday, 07/02/2024, at approximately 9:30 p.m. The victims were followed from a neighboring city to their home here in Sunny Isles Beach. The perpetrator gained access to the parking garage of their residential building and committed the robbery at gunpoint. The Sunny Isles Beach Police Department is actively investigating this matter.

In response to this incident, we have taken immediate steps to enhance security measures:

- 1. Increased Security Patrols:** Management, in coordination with Marksman Security, has implemented overnight security vehicular patrols in our garage, along with additional foot patrols for thorough inspections.
- 2. Enhanced Access Control:** Our valet service has upgraded to a new keypad lock for the valet room to ensure tighter access control and security.

We urge all residents and guests to remain vigilant and exercise caution at all times, especially when entering and leaving our premises. Please remind yourselves and your visitors to be aware of their surroundings, particularly after leaving public places such as restaurants, stores, and banks. If you notice any suspicious activity or individuals, please report it immediately to the Sunny Isles Beach Police Department at 305-947-4440. For emergencies, always dial 911.

The safety and security of our residents are of utmost importance, and we appreciate your cooperation in helping us maintain a safe environment for everyone. Together, we can ensure Ocean One remains a secure and welcoming community.

Sincerely,

Ernesto Moreno, General Manager

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