

Ocean One Waves

Volume 25 Issue 10

December 2024

OCEAN ONE
Condominium Association
19333 Collins Avenue
Sunny Isles Beach, FL 33160

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PRESIDENT'S LETTER

Dear Fellow Residents,

As the year draws to a close, it's once again time for the Ocean One community to come together for our board elections, budget approval, employee recognition, and holiday celebrations.

It's hard to believe how quickly this year has passed. Once again, Ocean One is ready for the holiday season. Outside, the large palm trees along Collins Avenue are beautifully lit, and the city of Sunny Isles has adorned the streetlamps with festive decorations. Inside, our grand Christmas tree is elegantly decorated, and garlands cascade down the double staircase in the main lobby. A large menorah has been placed near the reception desk, where one candle will be lit daily beginning Thursday evening, December 26th. In the spa area, garlands have been installed on the balcony overlooking the main space. *A special thank you to our neighbor, Eva Campolieto, who ensures our decorations are unique and enhance the beauty of our building and oversees their installation every year.*

We invite all residents to attend two special events sponsored by the Association on Thursday, December 26th:

- **Hanukkah Celebration at 6:00 PM:** As in previous years, we will celebrate the Hanukkah season with prayers and candle lighting led by our esteemed neighbor, Mr. Michael Stahl. *On behalf of the Board of Directors, we extend our heartfelt gratitude to Mr. Stahl for his continued dedication and participation in making this celebration possible. His support is truly appreciated.* Following the ceremony, there will be a piano performance featuring classical music and holiday songs courtesy of Dr. Tobias Nobigrot a uniquely talented individual who is an accomplished opera singer, author, and medical professional. We hope you will join us in the lobby to mark this special occasion.

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President’s Letter (cont. from page 1)

- **Holiday Cocktail Party at 7:00 PM:** Following the Hanukkah celebration, the Association will host a Holiday Cocktail Party for all Ocean One residents from 7:00 to 9:00 PM in the Spa. Enjoy a selection of hors d’oeuvres, drinks, and live music—perfect for celebrating the season with your neighbors.

In addition to our holiday festivities, the **Annual Board Meeting** and **2025 Budget Meeting** will take place on **Wednesday, December 18, 2024, at 6:00 PM** in the Spa. No elections are needed this year, as there are only three candidates for the three available positions. The 2025 Board, consisting of Abe Kalfus, Hellen Soriano, Lew Thaler, Henry Castro, and myself, will be ratified during the meeting.

We will also vote on the 2025 Budget at this meeting. To approve the budget, a majority of Association members must agree to reduce the contribution to our Reserves from 100% to 85%. Please complete the Limited Proxy form, which was mailed to you, and vote “YES” to approve this change. Signed limited Proxies must be submitted by **5:00 PM on December 18, 2024**, and can be delivered to the front desk or management office, or sent via mail or email.

You may submit your proxy via:
 Email: apm@oceanone194.com
 Fax: 305-931-2630
 Mail: Management Office, 19333 Collins Avenue, Sunny Isles Beach, FL 33160

As part of our holiday tradition, the Association has established a **Holiday Fund** for our employees, recognizing their hard work throughout the year. Donations will be distributed among all our staff members. Please consider contributing generously to show your appreciation. The management office will be accepting donations until **December 20th**.

As we reflect on the year, the Board would like to express our sincere gratitude to our management, staff, and committees for their dedication and efforts in making Ocean One a beautiful, safe, and enjoyable place to live. We wish all of you a healthy, happy, prosperous, and peaceful New Year.

Respectfully,
 Tamara Benson



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2024 PROJECTS UPDATES

Elevator Modernization:

Project Schedule: The overall estimated completion date for the project is Q1 of 2025.

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

Phase 3:

We are pleased to inform you that Nouveau Finalized the modernization of Elevator 1R (Line 5), Elevator 5R (Lines 3/4) and 3R (Lines 1/2). As of December, there are the last set of three cabs left to complete. Reminder, during this time, all lines in the North Tower will continue to 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.**

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 collaboration with the property committee, is nearing completion of Phase 2 of our access control initiative. This phase will introduce new vehicle transponders for garage access.

Each vehicle will require a designated access sticker to enter the garage. These stickers will be issued individually, similar to our access fobs. To facilitate registration into Avigilon and issue access, management will need the current sticker number.

NEW INITIATIVES 2025:

AVIGILON ALTA

Phase 3 Security Camera and Remote Monitoring Phase 3 Expansion: We plan to roll out Phase 3 of our security camera and remote monitoring project. This will involve expanding camera coverage, integrating more remote monitoring tools, and further enhancing data security measures to ensure the integrity and confidentiality of our video feeds.

Risk Assessment & Security Vulnerability Review: Alongside these technological upgrades, we have conducted security risk assessments to identify potential vulnerabilities within our infrastructure. This proactive approach will help us mitigate emerging threats, assess potential weak points, and implement additional safeguards where needed.

25-Year Building Milestone Follow Up

As of December, Epic Engineering has completed the evaluation of all garage levels, including the expansion joints, and has drafted the Request for Proposal (RFP) to bid out the related repair work.

Structural Assessment: Ocean One remains in good overall condition.

Electrical Maintenance: All pending electrical work has been completed.

For detailed reports, please visit the Association’s website. We are committed to addressing all issues promptly and effectively, with your safety and well-being as our top priorities.

Continued on page 4

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

SIRS

We are pleased to inform you that the Association will be proactively completing the SIRS ahead of the January 2025 deadline. Although the implementation of the new SIRS will take place in 2025, it will not be fully integrated until the 2026 Budget. For 2025, we are still able to waive and partially fund our Reserves.

Fire Alarm Panel Upgrade:

We are excited to share that the Fire Alarm Panel replacement project has been approved. This important upgrade is a vital step in enhancing our building’s safety and ensuring the highest standards of security as well as limiting false triggers and eliminating obsolete equipment.

Please be on the lookout for further communications from Management with additional details regarding the schedule and any necessary preparations. We appreciate your cooperation and understanding as we work to improve our community’s safety.

Smart Valve Project (Water Savings Initiative):

We are moving forward with a new water-saving initiative



aimed at reducing air in our water system and irrigation. Preliminary estimates suggest this could save on our water bill by 15%-20%, with a return on investment between 80%-106% and a payback period of 11-15 months. Management and the property committee will be recommending for the Board’s review and approval.

Pool and Beach Furniture Update:


Management and the Board have initiated the process of upgrading our pool and beach furniture. We reached out to several vendors and gathered preliminary proposals for new furniture options. A site visit to one of the manufacturers took place in early November to review potential options in person.

As of December 2024, we have visited the showroom and are in the process of narrowing down the selection. We are working on finalizing the options and determining the associated costs. Our goal is to present 4-5 final furniture choices, along with detailed pricing, for Board approval by the end of December. Further updates will follow as we finalize our recommendations and move forward with the selection process.


Sincerely, Ernesto Moreno, General Manager

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Ocean One Transactions

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#2409	\$1,300,000	\$892	Westlake Realty
#1802	\$1,560,000	\$888	Joanna Jimenez The Opes Group Compass*
#1209	\$1,126,000	\$773	One Sotheby's International Realty
#1108	\$2,050,000	\$1,062	MI Exclusive
#504	\$1,500,000	\$619	Douglas Elliman
#1704	\$1,650,000	\$681	Paz Global
#2108	\$2,175,000	\$1,126	Joanna Jimenez The Opes Group Compass
#LP10	\$1,550,000	\$803	Coldwell Banker
#1603	\$1,215,000	\$833	Redfin Corporation
#1503	\$1,270,000	\$871	Joanna Jimenez The Opes Group Compass
#1901	\$2,050,000	\$1,062	Joanna Jimenez The Opes Group Compass
#PH-6	\$2,600,000	\$996	Joanna Jimenez The Opes Group Compass

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Joanna Jimenez

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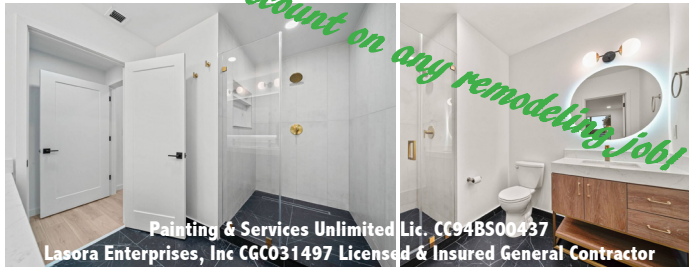
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