

Ocean One Waves

Volume 25 Issue 12

February 2025

OCEAN ONE

Condominium Association

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February

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MANAGER'S LETTER

Dear Residents,

The year has quickly picked up pace, with many developments occurring in January. Our Board President has stepped down after a decade of dedicated service. In the interim, our Vice President, Hellen Soriano, will be serving as Acting President.

Several residents have expressed interest in the vacant director position, and we encourage anyone who is interested to submit their resume/biography to the management office for the Board's consideration. Following this, an interview process will be conducted, and the Board will make its final decision on the new director during a scheduled Board of Director's meeting.

In response to rising utility costs (particularly for water and electricity), we are exploring various cost-saving measures. One such initiative, approved by the Board, is the installation of a Smart Valve system. This water-saving solution will help regulate and optimize water usage, leading to significant reductions in utility expenses and contributing to sustainability efforts.

Additionally, we are finalizing plans for a lighting upgrade in collaboration with LED's R US, a well-known company specializing in energy-efficient retrofitting. This project will replace our current lighting systems with LED technology, offering substantial energy savings and a reduction in electrical costs.

Lastly, the management team has received a proposal to replace the sod in our Dog Park with turf, due to frequent sod replacement and the area's ongoing saturation.

Continued on page 2


President’s Letter (cont. from page 1)

This proposal is currently under review for approval.

For more information on our projects. Please make sure to read the Manager’s Update.

I would like to take this opportunity to wish everyone a Happy Valentine’s Day and a wonderful President’s Day Weekend!


Sincerely, Ernesto Moreno, General Manager



Dear Members of the Association,

I sincerely thank you for the beautiful glass sculpture as a recognition of my years of service. It has truly been an honor and a privilege to represent you and contribute to maintaining Ocean One—our home—beautiful, secure, and well-maintained.

With respect,
Tamara Benson



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2025 PROJECTS UPDATES

Elevator Modernization:

Project Schedule: On schedule for Q1 of 2025.

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

Phase 4:

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 February, Elevator 2R (Line 5) will be inspected and put into service by 2/14. Following Elevator 4R (Lines 1/2) which is projected to be inspected and completed by early March.

25-Year Building Milestone Follow Up

As of February, Epic Engineering has completed the evaluation of all garage levels, including the expansion joints, and has issued a Request for Proposal (RFP) for the necessary repair work to general contractors. Epic recently hosted an on-site meeting to review the pre-bid process, allowing bidders to walk through the repair areas and ask questions. Several key issues were addressed during this walkthrough. Epic recommended waterproofing the affected planters and suggested that the building's landscaping vendor submit a proposal for the removal and replacement of landscaping in the lanai area. Additionally, the expansion joints on the upper terrace (lanai) should be included in the scope of work as recommended. For the lanais, access to repair and address the expansion joints should be done in a straight line on each side, with either the coordinating tile being reinstalled or a painted topping slab applied. It is also recommended to involve Best Roofing in this scope, as they are the current vendors under an annual maintenance agreement. The deadline for submitting bids is the end of this month.

****Structural Assessment****: Ocean One continues to be 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.

SIRS (Structural Integrity Reserve Study):

The SIRS was finalized ahead of the January 2025 deadline. The new SIRS will be implemented in 2025 and fully integrated for the 2026 Budget.

Fire Alarm Panel Upgrade:

We are excited to announce that the Fire Alarm Panel replacement project has been approved! This important upgrade is a vital step in enhancing our building's safety

by improving security, limiting false triggers, and eliminating obsolete equipment. As part of this project, we will also be conducting our Annual Fire Panel Testing in February 2025. The testing will ensure the current system remains fully operational and help identify any areas that need attention prior to the installation of the new panel.



The timeline for the upgrade project includes a planning phase of 2 to 3 weeks, with the overall process expected to take about two months from the signing of the contract. WSE will begin by inspecting the existing devices, particularly the exterior ones, and will conduct loop-by-loop testing before the panel replacement to ensure compatibility. The project also comes with a standard 3-year warranty, with an option to extend it for an additional 2-3 years at extra cost.

WSE is fully aligned with the plan, which includes ensuring compliance with local codes, addressing compatibility issues between the new panel and the existing devices, coordinating the project, and conducting detailed testing. Additionally, the Association's counsel will draft the agreement with exhibits for review.

Please keep an eye out for further communications from Management with additional details regarding the schedule, testing process, 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):

The board has approved the launch of a new water-saving initiative aimed at reducing air in our water system and irrigation. Preliminary estimates indicate this project could lead to a 15%-20% reduction in our water bill, with an expected return on investment of 80%-106% and a payback period of 11-15 months. The initiative will introduce water-saving technology to further lower costs, with key tasks including clarifying the terms and ongoing support for service contracts and warranties, ensuring the 10% ROI guarantee is well-defined with cancellation options if the ROI goal isn't met, and addressing concerns about post-payment incentives for maximizing savings. Discussions are ongoing, with approval and installation planned for the

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

end of Q1 2025. The costs will be shared equally, with a 50/50 split already approved by the board. Additionally, the association’s legal counsel will draft the agreement, including exhibits, for final review.

Lighting Project: LEDs R US

The objective of the Lighting Project is to upgrade the lighting system to enhance energy efficiency, reduce costs, and ensure compliance with relevant standards. The tasks currently underway include reviewing proposals from LEDs R US, Omar Electric, and CJK Project, with final price negotiations ongoing with LEDs R US. Board approval is pending, as the final site visit and approval are still awaited. The timeline for approval and installation is set for Q1 2025, with management and LEDs R US responsible for overseeing the project.

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.

Sincerely,
Ernesto Moreno
General Manager

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TURNING TRANSACTIONS INTO TRIUMPHS



Ocean One Transactions

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#2409	\$1,300,000	\$892	Westlake Realty Group
#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 Properties
#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 Realty
#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
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Strawberry Cheesecake Bites

- 2 tbs graham cracker crumbs
- 1 (8 oz) package cream cheese, softened
- ½ cup confectioners' sugar
- 2 tsp vanilla extract
- 12 large fresh strawberries
- 2 (1 oz) squares semisweet chocolate (Optional)
- 1 tsp canola oil (Optional)

Line a baking sheet with waxed paper. Place graham cracker crumbs into a shallow bowl. Beat cream cheese, confectioners' sugar, and vanilla in a bowl until smooth. Spoon mixture into a piping bag fitted with a large round tip. Cut a cone shape out of the top of each strawberry to leave a small hollow. Pipe the filling into each strawberry, making sure the filling overflows a bit out of the top. Dip filling into crumbs until coated. Melt chocolate and canola oil in a microwave-safe glass or ceramic bowl in 30-second intervals, stirring after each interval, until smooth, 1 to 3 minutes Dip strawberry tips into melted chocolate, then place onto the baking sheet and refrigerate until set.





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