

Ocean One Waves

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OCEAN ONE
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Dear Ocean One Neighbors,

As we reach the midpoint of hurricane season, we've been fortunate so far to avoid any major storms. With three months still ahead of us, let's continue to stay prepared and hopeful that this calm trend continues.

Neighbor Concerns and Reminders

As we continue to share our beautiful community, it's important to be mindful of how our actions affect others. Please take a moment to review the following reminders:

- **Smoke Intrusion:** There have been reports of smoke entering neighboring units and common areas. Please be considerate—remember that we live in a shared building, and the enjoyment of each individual unit owner should be respected. Smoking should only take place in designated areas and never in a way that impacts others.
- **Spa Facility Cleanliness:** Recently, we've received multiple concerns regarding the use of both the men's and women's spa bathrooms, particularly involving the steam room and sauna. Towels are being misused for unsanitary purposes and must be discarded as a result. These spaces are for everyone's relaxation and enjoyment—please help us maintain their cleanliness by using the facilities and provided items appropriately.
- **Pool and Beach Area Conduct:** A friendly reminder that all residents and guests must be in proper attire when accessing the building from the pool or beach areas. Towels must be returned immediately after use. Fines and violations will be issued for non-compliance with building rules.

Let's all continue to contribute to a respectful and enjoyable environment for everyone at Ocean One. Your cooperation truly makes a difference.

Elevator Modernization Special Assessment – Final Payment

We're happy to let you know that the final payment for the elevator modernization

Continued on page 2

President’s Letter (cont. from page 1)

assessment will be processed in September. After this, your monthly charges will return to just your regular maintenance fees.

A quick reminder:

- If your automatic payments are set to a fixed amount that includes the assessment, please remember to update your settings after September to avoid overpaying.
- If your payments are set to “Full Amount,” you’re all set—no changes needed.

For help adjusting your payment settings, ClickPay Support is available at 1-877-464-2159.

Touchless Elevator Upgrade

We’re excited to share that touchless elevator technology is being added to our building!

- Once inside, just present your fob or mobile credentials, and the elevator will automatically take you to your floor.

This upgrade adds both convenience and security, tying elevator access directly to your registered credentials. If you run into any issues or have questions, the Management Office is here to help.

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Project Updates

LED Lighting Retrofit

Our LED lighting retrofit is now complete, with only a few final punch-list items left.

- Stairwells and garages now have energy-saving motion sensors.
- If a light looks “off,” it may simply be conserving energy until someone passes by.

Thank you for all the positive feedback—we’re excited about the long-term savings and brighter, safer common areas!

Jacuzzi Resurfacing & Minor Pool Repairs

Work on resurfacing the Jacuzzi and making minor repairs to the small pool began September 2 and should take about one month.

In the meantime, Ocean Two has kindly welcomed our residents to use their pool facilities. Please follow these simple guidelines:

1. Check in at Ocean Two’s front desk.
2. Present a valid photo ID.
3. Wear the wristband they provide while using the pool.
4. Bring your own towels, as towel service is not available for guests.

We’re grateful to our neighbors at Ocean Two for their hospitality. Please remember to be respectful of their community and staff during your visit.

For more details, please see the full Manager’s Update.

Thank you all! For your support, cooperation, and feedback continue to make Ocean One a wonderful place to live. Together, we’re building a stronger, friendlier, and more connected community.

Stay safe and stay prepared,
Hellen Soriano
President, Ocean One



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MANAGER'S UPDATE

SEPTEMBER 2025 PROJECTS UPDATES

Elevator Modernization Project Update: Touchless & Avigilon Alta

As of September, the elevator modernization project is nearly complete, with only minor punch list items and final walkthroughs remaining. Our vendors have started integrating touchless access, allowing elevators to automatically register when a fob or mobile credential is presented.

To ensure smooth access, residents should hold their fobs or mobile devices directly in front of the reader, then step back to allow others to use it. Please note that multiple users in the elevator may occasionally cause Bluetooth interference, and mobile access may be affected by connectivity issues with cellular service or the building's Wi-Fi. If you experience any problems with the Avigilon OpenPath system, contact the management office so we can log the issue and assist you.

Tip: If mobile access fails, your fob remains the most reliable option.

Fire Alarm Panel Project Update:

WSE/Pye Barker and the engineering team completed the design plans and drawings needed for permitting. Installation has been delayed due to a logistical supply issue to needed parts of the panel. In the meantime, WSE continues addressing system deficiencies including replacing pull stations and all the deficiencies found in the annual inspection.

Timeline

The project is currently in the implementation phase, with the submission of the final design and obtaining permits expected to be completed within the upcoming weeks. Parts delivery is 99% completed. Finalizing the installation schedule is still in progress. As we move into the Execution Phase, panel installation and segment migration are scheduled for Weeks

6-9, followed by final installation, integration, and unit testing in Weeks 10-13. Staff training is planned for Week 14 during the Final Install phase. The project will conclude with the Closure Phase, including the AHJ inspection and project handover, scheduled for Week 15.

Our top priority remains the safety and security of all residents, and we will continue to provide updates as the project progresses. Thank you for your understanding and cooperation.

Smart Valve Water-Saving Initiative Project Update:

We're happy to announce that Smart Valve has successfully completed the installation of our new smart valves for both domestic water and irrigation. As of September, management and the Smart Valve team will continue monitoring and reviewing the data from these devices to ensure they're performing at their best. This technology is designed to help us conserve water, reduce costs, and operate more efficiently for the benefit of our entire community.

Lighting Project: LEDs R US Project Update

We're pleased to announce that LEDs R Us has completed the installation of our new energy-efficient LED fixtures in all stairwells and garage areas, with only a few final

Continued on page 4

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

punch list items pending. Residents have already noticed and appreciated the brighter, cleaner lighting, which significantly improves both safety and visibility. These improvements not only enhance the appearance and security of our community but are expected to deliver long-term energy savings for years to come.

25-Year Building Milestone Project Update

As of September, management and the property committee have finalized meetings and received final proposals from the vendors. We now have sufficient information to recommend a vendor and project plan for Board approval. We will keep residents informed as the process moves forward.

Structural Assessment

Ocean One remains in good overall structural condition, as confirmed by recent evaluations.

Electrical Maintenance

All pending electrical work has been successfully completed.

AVIGILON ALTA

Security Camera and Remote Monitoring

The Board of Directors approved of our security system upgrades. This phase includes expanding camera coverage and installing additional card readers in common areas, specifically the storage rooms and SPA bathrooms. It also enhances monitoring capabilities and strengthens data security to protect the integrity of our video feeds.

Jacuzzi Resurfacing & Pool Repairs

Resurfacing of the Jacuzzi and minor repairs to the small pool began on September 2 and are expected to take approximately one month. We appreciate your patience as we complete these important amenity improvements.

During the repairs, Ocean Two has graciously offered our residents access to their pool facilities. Please follow these guidelines when visiting:

- Check in at Ocean Two’s front desk.
- Present a valid photo ID
- Wear the provided wristband while using the pool.
- Bring your own towels, as Ocean Two does not offer towel service to guests.

Pool & Beach Furniture Upgrade

Management, together with the Board of Directors and a group of dedicated resident volunteers, has been actively

reviewing and bidding proposals to replace our aging pool and beach furniture.

Fast forward to 2025, and we are now in the final stages of preparing the numbers and furniture selections for Board approval. Significant progress has been made, not only in style and aesthetics but also in functionality, comfort, and durability—ensuring the new pieces will stand up to the elements, including rust and weathering. We will be working with Vondom, a leading manufacturer known for modern, high-quality outdoor furniture.

You can explore their work and designs here: VONDOM PROJECTS <https://www.vondom.com/us/projects/hotel-barcelo-tanger/>

More details, including approved selections and timelines, will be shared with residents in the coming weeks.

Sincerely,

Ernesto Moreno
General Manager

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