

# Ocean One Waves

Volume 26 Issue 11

January 2026

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

**BOARD OF DIRECTORS**  
**President**.....Hellen Soriano  
hellensoriano@hotmail.com  
**Vice Pres** .....David Druker  
ddruker@theupsstore.ca  
**Secretary**..... Jacob Garzon  
Garzon.jacob@gmail.com  
**Treasurer** ..... Mr. Lewis Thaler  
mrtennist@aol.com  
**Director** .....Derek Greenbaum  
derek@luxstonepartners.com

**OCEAN ONE CONTACT LIST**  
**Property Manager.** Ernesto Moreno  
**Assistant Manager.** Shawn Romulus  
apm@oceanone194.com  
**Management Office**  
Phone Line 1 ..... 305-931-1232  
Phone Line 2 ..... 305-931-8732  
**Front Desk**  
Phone Line 1 ..... 305-931-9840  
Phone Line 2 ..... 305-918-0638  
E-mail. frontdesk@oceanone194.com  
**Receiving**..... 305-931-9883  
receiving@oceanone194.com  
**Maintenance Supervisor**  
Amaurys Clavero ..... 954-889-4651  
maintenance@oceanone194.com  
**Valet:** ..... 305-931-5712

**CONTRIBUTING EDITOR**  
Hellen Soriano  
hellensoriano@hotmail.com



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## PRESIDENT'S LETTER

Dear Neighbors,

As we begin the new year, the Board of Directors would like to wish all residents and their families a happy, healthy, and prosperous New Year. January is a time to refocus and move from planning into execution, and we are entering 2026 with clear priorities and strong momentum.



With a fully funded reserve budget in place and no increase to monthly assessments, the Board and Management are focused on advancing essential life-safety, infrastructure, and compliance projects while continuing to exercise responsible financial stewardship.

Several important initiatives are scheduled for the first quarter of the year. These projects are critical to the long-term safety, functionality, and overall resident experience at Ocean One, and residents will receive advance communication as work progresses.

### Q1 2026 PROJECT SNAPSHOT

- Fire Alarm Panel Modernization
- Structural Garage Project (25-Year Recertification)
- Life Safety BDA (Bi-Directional Amplifier) Compliance
- TRV Building Pressurization Fans
- Smart Valve Water Savings Project

**President’s Letter** (cont. from page 1)

- Security & Access Control Enhancements
- New Pool & Beach Furniture
- New Playground Installation

In addition to these capital efforts, the Board will continue working closely with Management to monitor daily operations, vendor performance, and resident concerns, while maintaining open and transparent communication.

We would also like to thank our on-site staff and management team for their continued professionalism and dedication, particularly during the busy year-end transition. Their efforts play a vital role in keeping Ocean One a safe, well-maintained, and welcoming community.

Thank you for your continued trust and cooperation. We look forward to a productive year ahead.

Warm regards,

**Hellen Soriano**

President, Board of Directors  
Ocean One at 194th

## The prima donna of fruit



The most popular apple in America is a diva, one farmer told The Wall Street Journal. It's the most finicky fruit around.

The Honeycrisp apple has all the right moves: super sweet, a thin skin, and very crisp. A treat! But that glamorous treat is high maintenance.

The thin skin allows for punctures; farmers have to cut each fruit by hand. It just hates to hang around in storage and bruises easily. Each little celebrity demands farmers wrap them in a small coat of reflective sheeting until it will don its red-pink hue. And it requires regular checkups for disease.

But it has become the apple of our eye, outselling all Delicious varieties, Gala, Granny Smith, and Fuji.

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# Queen of the San Diego Zoo passes peacefully



Gramma the Galapagos Tortoise has passed away at an estimated age of 141, after spending about 100 of those years at the San Diego Zoo.

Gramma was the oldest resident of the zoo.

Gramma was an old tortoise, but not the oldest. Naturalist Charles Darwin and latter day animal enthusiast Steve Irwin both cared for Harriet the Tortoise, who lived at least 176 years and died in 2006.

Gramma, cheerfully oblivious to the human chaos of two world wars and 20 new presidents during her lifetime, came to San Diego from the Bronx Zoo in about 1928.

Gramma's personality was described as sweet and shy.

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PATRICKJAIMEZ PA

Mobile (786)-277-7355  
patrickjaimez@gmail.com

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## Writing a legacy letter: Send love forward

Who knows what the world will be like 50 or 100 years from now. Will robots do everything for us? Will work be optional? Whatever the future holds, human life will still have certain trials and triumphs. There will still be broken hearts. Still be bad decisions. There will still be good decisions and sudden successes. Struggles, humor, love.

We'll still ask ourselves what is important in life. After all your years of living, do you have an answer to that question? New Year's is a great time to write a legacy letter to your children or grandchildren, spouse, mentors, close friends, future generations. Write it, keep it where it will be found, and add to it next year.

Kathleen M. Rehl, writing for Sixty and Me, says the first step is to decide to whom you will write and address the letter specifically to that person. Tell them why you are writing to them. Next, adopt a thankful tone and tell the recipient what you are grateful about him or her. In the next paragraphs, tell what one big lesson you learned in life. Tell what you think matters most in life. What do you value most? Tell something about yourself. You might consider what you wish you knew about people in your family tree. Answer those questions about yourself. Tell some stories about the ancestor you knew about. Tell the family stories. In your closing, give your readers your love. Tell them what your hope for them. Offer encouragement.

You can write more than one legacy letter and write to more than one person. You might even want to record a video. The key is to search your heart and try to send your thoughts and wisdom to the next generation. If you like crafts, buy a box to hold your letter, or letters, and decorate it. Put in some family items.



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**Eric Broad**  
Broker Associate  
305.318.2385  
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