

Ocean One Waves

Volume 26 Issue 12

February 2026

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

BOARD OF DIRECTORS
President.....Hellen Soriano
hellensoriano@hotmail.com
Vice PresDavid Druker
ddruker@theupsstore.ca
Secretary..... Jacob Garzon
Garzon.jacob@gmail.com
Treasurer Mr. Lewis Thaler
mrtennist@aol.com
DirectorDerek 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

February

Published monthly at no cost for Ocean One Condominium by Coastal Group Publications, Inc. Contact CGP at 305-981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.



PRESIDENT'S LETTER

Dear Neighbors,

As we move further into the first quarter of the year, the Board of Directors would like to take a moment to address several recent matters impacting our community and provide important reminders for all owners.

Over the past month, South Florida experienced an uncommon and sustained cold front, which resulted in many residents utilizing heating settings within their individual units. While our building systems were never originally designed to operate under these conditions, Management, with the assistance of the Property Committee, responded promptly to monitor operations and address concerns as they arose. Looking ahead, Management and the Board will explore potential options and best practices to better prepare for similar weather events in the future.

We would also like to remind owners of several important maintenance responsibilities that are critical in preventing water damage and avoidable incidents:

- **Dryer Vent Ducts:** The Association cleans dryer vents from the exterior; however, owners remain responsible for maintaining their internal dryer vent ducts and ensuring they are clear and properly functioning.
- **Plumbing Fixtures:** Please routinely inspect all plumbing fixtures within your unit to ensure they are free from corrosion, deterioration, or wear that could lead to leaks.



Continued on page 2

President’s Letter (cont. from page 1)

- **Refrigerators & Water Lines:** Owners should regularly inspect refrigerator water lines and connections. Additionally, replacing refrigerator water filters as recommended by the manufacturer is essential, as clogged filters can cause pressure issues, leaks, or failures.

Preventative maintenance within individual units plays a vital role in protecting not only your home but neighboring residences as well.

On a more positive note, we are pleased to share that the new pool and beach furniture has arrived and been installed. Feedback received thus far has been overwhelmingly positive, particularly regarding the sturdiness, heavy-duty construction, and long-term durability of the furniture. The neutral color palette has also been well received and complements our outdoor spaces nicely. While a few corrections remain pending, most notably the addition of large rectangular tables for the Café area and some minor detailing—these items are addressed. In addition, Management is actively exploring modern awning options to enhance comfort and usability in the outdoor seating area.

As always, we encourage all residents to review the latest Manager’s Update for the most current information on ongoing and upcoming building projects.

Thank you for your continued cooperation, attentiveness, and commitment to maintaining our community. We truly appreciate your partnership as we work together to care for and improve Ocean One.

Wishing everyone a warm and happy Valentine’s Day, as well as a relaxing and enjoyable Presidents’ Day holiday.

Warm regards,
Hellen Soriano
President, Board of Directors
Ocean One at 194th



**TWO
CONVENIENT
LOCATIONS**



**EMERGENCY
CARE 24/7**

DR. EDY A. GUERRA
New Patient Special \$79
(D0210, D0150, D110)

**9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626**

**4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com

**CELEBRATING OVER
100 CAREER SALES!**

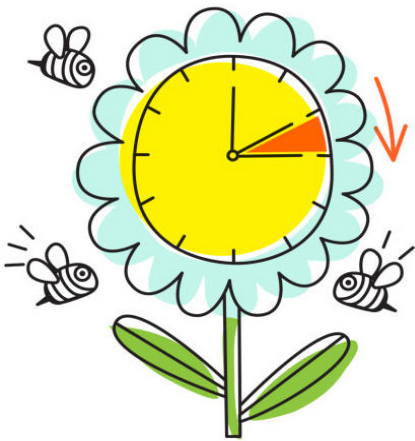
Units are selling in Ocean One! My record speaks for itself!

CALL: **Catherine M. Durante, P.A.**
Artier Realty, Inc.
954-540-9584

...for prices or market analysis on
the sale or rental of your unit and any
Real Estate related question you may have...

**LIST YOUR
APARTMENT NOW!!**
Call me for buying,
selling, and price
analysis of your
apartment!!





SPRING FORWARD
Change Your Clocks

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the First Sunday of November. **Be sure to set your clocks ahead one hour at 2 a.m. on Sunday, March 8, 2026.**

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM

CALL US TODAY FOR A FREE CLAIM INSPECTION

RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?

MENTION THIS FLYER FOR FREE POLICY REVIEW

GOT PROPERTY DAMAGE? GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Boaz License #P175224

 
PATRICKJAIMEZ PA

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

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español / Falo Português
Selling Real Estate for over 20 years!


THINKING OF SELLING OR BUYING?
I CAN HELP. I AM AT YOUR SERVICE.
Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.
When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

What's My HOME WORTH?
BJ.AREAHOMEVALUES.NET

Find out what your home might be worth in today's market.
Rosa Jacquotin | Realtor
(786) 239-1283



WANTED
PRINT JOBS anything that puts ink on paper

Condo/HOA Services | Residential or Commercial
Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
Property Signage • Stickers/Decals • Window Lettering • Binding
Denizens | Businesses | Club Promoters | Restaurants | City
Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
Announcements • Posters-Banners • Vehicle Wraps

Contact Marc (the newsletter guy)
cgpimarc@earthlink.net | 786-223-9417

MANAGER'S PROJECT UPDATE

Dear Residents,

We continue advancing several important capital and life-safety projects focused on compliance, safety, and long-term building performance. All projects listed below are within the approved capital plan. No special assessments are anticipated at this time.

Fire Alarm System Modernization

Completion Target: April 2026

- North Tower complete; pending final City inspection
- South Tower installation in progress
- Final testing and staff training to follow

Resident Impact: Periodic alarm testing notifications will be provided. Final routine unit access anticipated.

Purpose: Enhances reliability, code compliance, and reduces false alarms.

25-Year Building Recertification

Timeline: Q2–Q4 2026 (Multi-Phase)

- Engineering contracts executed
- Permitting underway
- Inspections and exploratory work beginning Q2

Resident Impact: Lanai and garage access will be required with advance notice.

Purpose: State-mandated structural and electrical certification.

Smart Valve Water Initiative

Completion Target: April 2026

- Fully installed and operational
- Monitoring and optimization ongoing

Resident Impact: No disruption expected.

Purpose: Improves leak detection and reduces water loss.

Pressurization Fan Replacement

Timeline: Q2 2026

- Majority of equipment delivered
- Installation and testing pending final components

Resident Impact: Minimal disruption anticipated.

Purpose: Improves smoke control and life-safety compliance.

Emergency Radio Compliance (BDA)

Planning: Q2 2026 | **Implementation:** Q3 2026

- Re-testing completed
- Remediation scope under review

Resident Impact: Limited common area ceiling access during installation.

Purpose: Required enhancement for first responder radio coverage.

Security & Access Control Enhancements

Completion Target: March 2026

- Camera expansion and wiring upgrades ongoing
- Additional installations underway

Resident Impact: Minimal disruption.

Purpose: Strengthened monitoring and property security.

Playground Replacement

Installation: March 2026

- Equipment ordered

Resident Impact: Temporary closure during installation.

Purpose: Modernized and safer recreational equipment.

Important Reminder – Tankless Water Heater Compliance

As part of our ongoing efforts to ensure building safety and compliance with City and Association standards, all tankless water heater installations must meet the building's electrical capacity and code requirements.

It was recently identified that certain oversized systems (e.g., 27-kW units requiring 200-amp breakers) exceed our building's **150-amp service limit** and the **18-kW maximum permitted capacity**. These installations create potential electrical overload conditions, fire hazards, and code violations.

Requirements:

- Maximum permitted capacity: **18-kW**
- Unit electrical service limit: 150 amps
- Association approval and proper permits required prior to installation

Owners considering replacement or upgrades must contact Management in advance to avoid costly corrections or removal.

New Initiative – Property Beautification Enhancement

The Board is exploring enhancements to common areas and exterior spaces to elevate overall aesthetics. This initiative is currently in the conceptual stage.

Residents interested in participating in vendor meetings, reviewing proposals, or contributing design input are encouraged to contact Management.

Monthly updates will continue as these projects advance.

Sincerely,

Ernesto Moreno

General Manager

YOUR BUILDING'S LUXURY MARKET IS STILL MOVING.



Your building continues to see strong activity among qualified buyers, even in a low-turnover year. With deep knowledge as a past resident and a track record of top results—including the building's record \$2.6M sale and the highest price per square foot ever achieved—Joanna delivers the precision and strategy this market demands. If you've been considering selling, this is one of the most favorable moments of the year to explore your options.

Ready to discuss your units value? Contact me today.



Joanna Jimenez

305.302.6384

joanna.jimenez@compass.com

Compass Florida, LLC is a licensed real estate broker and abides by Equal Housing Opportunity laws.

COMPASS



Eric Broad
Broker Associate
305.318.2385
eric.broad@corcoran.com

Follow me on Instagram!
@bestofmiamibeach

Expertise you need

Your guide for every real estate journey.

Specializing in waterfront condos like yours for over a decade, I know your home well. Equipped with key market insights backed by a powerhouse brokerage, I can lead the way on your next sale.

*Selling your home or looking to buy another?
Call Eric to get started.*

corcoran

9537 HARDING AVE | SURFSIDE

The Corcoran Group is a licensed real estate broker. This is not intended to solicit property already listed. Equal Housing Opportunity.

NO JOB TOO SMALL

PAINTING AND MINOR REPAIRS

SATISFACTION AND QUALITY GUARANTEED

REMODELING & INSTALLATIONS

Kitchens | Bathrooms | Interiors | Cabinets

Vanities (New & Resurfaced)

Baseboards & Crown Molding

Quartz, Marble & Granite Countertops

Popcorn Ceiling Removal | Interior Doors & Frames

Impact Windows & Doors

Plumbing & Electrical Service

Ceramic Tile & Marble Installed | Mirrors

Design & Management Services

Free Estimates

Service & Quality

Commercial & Residential

Specializing in condo & apartment interiors, we enhance your home's value with expert remodeling—kitchens, bathrooms, full renovations & additions. Family Owned for 40 years.

DIAMOND REMODELERS

**KITCHEN AND BATHROOM SPECIALISTS
GARAGE CONVERSIONS & ROOM ADDITIONS**

JEFFREY DIAMOND

Lic# CC94BS00437

ANTHONY LASORSA

Lic# CGC031497

Licensed & Insured General Contractors

305-865-9005

www.diamondremodelers.com
jeff@diamondremodelers.com



 @diamondremodelers

 Diamond Remodelers

Special Discounts will be applied for mentioning this ad

