

Ocean One Waves

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OCEAN ONE
Condominium Association
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Dear Neighbors,

As we begin to wrap up another wonderful season, we'd like to wish safe and smooth travels to those heading out in the coming weeks. For our residents returning for the summer—welcome home. We're so glad to have you back and hope you enjoy everything Ocean One has to offer during this time.



With the change in season, we've seen an increase in activity throughout the property, particularly around the pool and beach areas. We kindly ask that residents and their guests continue to follow the posted guidelines and the direction of our team. Your cooperation truly makes a difference in keeping these shared spaces enjoyable, safe, and welcoming for everyone.

Guest Procedures & Community Safety

As a reminder, all guests must check in at the Front Desk upon arrival so access can be properly verified. Guests are required to be accompanied by a resident at all times while in the common areas, including the pool and beach.

Please note that fobs are strictly for resident use and should not be shared under any circumstances. Misuse of fobs will result in violation notices being issued.

To help maintain a safe environment for everyone, the pool and beach areas will continue to be actively monitored and patrolled. We also ask

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President’s Letter (cont. from page 1)

all residents to please ensure that perimeter doors are not left open, as this presents a significant safety and security concern for the building.

We appreciate your cooperation in helping us maintain a secure and well-managed community.

Insurance Renewal

We’re pleased to share some positive news regarding the Association’s upcoming insurance renewal. We have received confirmation of a premium decrease of approximately 16.5% from our projected budget. This is a meaningful achievement for our community and reflects the continued efforts to manage expenses responsibly while maintaining strong coverage.



Management is currently awaiting the finalized condominium insurance policies. Once received, the team will be available to assist residents with any insurance or mortgage-related needs, including providing required documentation. If you need assistance, please feel free to contact management at apm@oceanone194.com.

Property Value Enhancement Initiative

The Board remains committed to enhancing our shared spaces through the ongoing Property Value Enhancement Initiative. Our focus is to continue elevating the overall look, feel, and experience of

Ocean One, while preserving its standing as a premier oceanfront community.

As part of this effort, we are forming a Design Committee and are currently looking for two (2) additional residents who would like to get involved. If you have an interest in community improvements or simply want to share your ideas, we would love your participation.

If you’re interested, please reach out to management for more information.

Thank you, as always, for your cooperation, your involvement, and for helping make Ocean One such a special place to call home.

Warm regards,

Hellen Soriano

President, Board of Directors

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MANAGER'S PROJECT UPDATE

Dear Residents,

We continue making strong progress across several key capital and life-safety projects focused on safety, compliance, and long-term building performance. All projects listed below remain within the approved capital plan, and no special assessments are anticipated at this time.

Fire Alarm System Modernization

Completion Target: April 2026

- North Tower & South Tower installations are complete
- Final City inspection is pending

Resident Impact:

You may continue to receive periodic notifications related to alarm testing. Final unit access may be required to complete close-out.

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

25-Year Building Recertification

Timeline: Q2–Q4 2026 (Multi-Phase)

- Engineering phase completed
- Permitting is in final review with the City

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

Purpose: State-mandated structural and electrical certification to ensure building safety.

Smart Valve Water Initiative

Status: Completed & Operational

- System fully installed
- Monitoring and optimization ongoing

Resident Impact: No disruption expected.

Purpose: Improves leak detection, reduces water loss, and enhances system efficiency.

Pressurization Fan Replacement

Timeline: Q2 2026

- Installation completed
- Final testing and walkthrough underway

Resident Impact: Minimal disruption anticipated.

Purpose: Improves smoke control and overall life-safety systems.

Emergency Radio Compliance (BDA System)

Planning: Q2 2026 | Implementation: Q3 2026

- System re-testing completed
- Final remediation scope under review

Resident Impact: Limited access to common area stairwells and foyer may be required during installation.

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Rami Boaz, License #17524

Manager's Update (cont. from page 3)

Purpose: Ensures proper radio communication for first responders throughout the building.

Security & Access Control Enhancements**Completion Target: April 2026**

- Camera expansion and system upgrades nearing completion
- Final installations in progress

Resident Impact: Minimal disruption expected.

Purpose: Enhances property security and monitoring capabilities.

Playground Replacement

Status: Completed: The new playground has been successfully installed and is fully operational for resident use.

Front Driveway Drainage Improvements (French Drain)**Status: Approved | Scheduling in Progress**

A new French drain system at the front driveway has been approved due to the damaged original casing.

Resident Impact: Temporary access adjustments may be required during installation.

Purpose: Enhances stormwater management and helps prevent flooding in the driveway area.

Cooling Tower Base Replacement**Status: Approved | Scheduling in Progress**

Structural improvements to the cooling tower bases have been approved to reinforce and support critical mechanical equipment.

Resident Impact: No significant disruption anticipated.

Purpose: Improves structural integrity and long-term reliability of the cooling system.

Beach & Pool Operations Equipment Upgrade**Delivery: Late April 2026**

Heavy-duty beach cart for pool and beach staff have been ordered and are expected to arrive by late April.

Purpose: Improves efficiency in daily operations and enhances service to residents.

Dog Park Enhancements (Additional Turf)**Installation Target: Early May 2026**

Additional turf has been approved for the dog park to improve usability and overall conditions.

Resident Impact: Temporary closure of the dog park may be required during installation.

Purpose: Enhances cleanliness, durability, and resident experience.

Property Value Enhancement Initiative

The newly formed Design Committee was set to explore enhancements to common areas and exterior spaces to elevate the overall look, feel, and long-term value of the property.

Residents interested in participating—whether through vendor meetings, reviewing concepts, or providing input—are encouraged to reach out to Management.

We will continue providing monthly updates as these projects progress.

Sincerely,


Ernesto Moreno

General Manager




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