

Ocean One Waves

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**OCEAN ONE
Condominium Association**
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Dear Neighbors,

As we move into the spring season, the Board of Directors would like to share several updates and reminders regarding our community.

First, we are pleased to report encouraging news regarding the Association's upcoming insurance renewal. Our insurance broker has advised that the property carrier, including wind coverage, has indicated we should anticipate approximately a 15%–18% reduction in premiums for the upcoming renewal. This outlook is consistent with current market trends. As always, the Board and Management will continue working diligently to secure the best coverage, terms, and maximum savings for the Association.

We are also happy to announce that the new playground has been fully installed and is now open. This amenity was designed with our younger residents in mind and provides a safe and enjoyable space for families within our community. We kindly ask that children be supervised at all times so everyone can enjoy the area safely.

Fitness Center Etiquette

Our fitness center is a shared amenity intended for everyone's enjoyment. Please remember to wipe down equipment after use using the provided disinfectant wipes and utilize headphones when listening to music or watching videos.



Continued on page 2

President’s Letter (cont. from page 1)

Being mindful of others helps maintain a respectful and comfortable environment for all residents.

Package Room & Front Desk Operations

We kindly ask residents to retrieve packages promptly after receiving notification. When packages remain uncollected for extended periods, they begin to overflow into common areas and create additional strain on our receiving department and front desk team. Your cooperation helps us maintain an organized and efficient operation.



Property Value Enhancement Initiative

Your Board of Directors has recently begun exploring opportunities to enhance certain common areas throughout the property as part of a broader **Property Value Enhancement Initiative**. The goal of this effort is to evaluate ways to improve the presentation, functionality, and overall resident experience while helping Ocean One remain competitive with other premier oceanfront properties in Sunny Isles Beach.

As an initial step, management has met with a vendor specializing in common area renovations to obtain preliminary feedback regarding potential improvements and general cost ranges. This discussion was strictly exploratory and does not represent any commitment by the Association. If the Board chooses to move forward in the future, multiple vendors would be engaged to provide proposals for proper review.

Areas that may be evaluated include potential updates to the lobby décor and furniture, common area bathrooms, driveway presentation, conference room technology, card room functionality, garage entrance areas, spa and fitness facilities, and improvements around the beach access area. Some residents have also informally shared ideas regarding enhancements to the beachfront experience, such as improved lounging areas or recreational elements. These ideas are simply being noted as suggestions and would require further study before any consideration.

In addition, several residents have expressed interest in volunteering their time to assist with reviewing concepts and providing feedback. If the Board decides to explore this initiative further, a resident committee led by Director

Derek Greenbaum, working alongside management and existing committees, may be formed to help evaluate potential enhancements.

Finally, we encourage all residents to continue reviewing the Manager’s Update communications for the most current information regarding building operations and ongoing projects.

Thank you for your continued cooperation and commitment to maintaining the quality of life at Ocean One. Together, we will continue to preserve and enhance the value and enjoyment of our community.

Warm regards,

Hellen Soriano
President, Board of Directors
Ocean One at 194th Condominium Association, Inc.



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MARCH IN HISTORY



- Harvard University students in March 1939 thrilled the public with their new fad: Goldfish swallowing.
- On March 15, 1937, the first blood bank was established at Cook County Hospital, Chicago, Ill.
- On March 30, 1867, Alaska was purchased from Russia for 2 cents an acre.

Fitness Center Etiquette

Respecting Our Shared Space

Wipe Down Equipment After Use

Use Provided Disinfectant Wipes

Use Headphones for Music & Videos

Keep Noise to a Minimum

Be Considerate of Others

Help Create a Respectful Environment

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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 & South Tower have been completed; pending final City Inspection

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

- Installation Completed, pending final walkthrough & testing.

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: Completed

Electric Vehicle (EV) Charging Update

We would like to provide an update regarding electric vehicle (EV) charging within the building.

Following several inquiries from residents and in order to ensure compliance with Florida Statutes related to EV charging in condominiums, the Association requested a professional Electrical Capacity Analysis of the building's infrastructure at 19333 Collins Avenue.

Based on the engineer's evaluation, it has been confirmed that the building's main electrical service has reached its maximum capacity for the installation of additional Level 2 (240V) EV charging stations. The current electrical distribution system cannot support the higher amperage required for new dedicated Level 2 chargers without a significant infrastructure upgrade. For this reason, no additional private Level 2 charging stations can be installed in the building at this time. To help accommodate residents who require EV charging, the Association currently provides two shared Level 2 charging stations located on the garage ramp near the tennis courts. These stations are available for resident use and were installed specifically to support EV charging needs while staying within the building's electrical capacity.

We appreciate your understanding as we work to balance resident needs while ensuring the safety and reliability of the building's electrical infrastructure.

New Initiative – Property Value Enhancement Initiative

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

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