

Ocean One Waves

A newsletter for the residents of the
Ocean One Condominium

Volume 27 Issue 6

OCEAN ONE Condominium Association

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august

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AUGUST 2026 PRESIDENT'S LETTER

Dear Residents,

As we move through August, there continues to be a great deal of activity throughout Ocean One. Many of the projects currently underway are important investments in the safety, infrastructure, appearance, and long-term value of our community.

I would like to take this opportunity to provide an update on several of these initiatives, recognize residents who have volunteered their time to our community, provide a brief update on our financial position, and share a new opportunity for us to communicate more openly with one another.

Fire Alarm System Modernization and Annual Testing

As many of you have experienced over the past several weeks, our Annual Fire Alarm Testing is currently underway in conjunction with the completion of our Fire Alarm Panel Replacement Project.

This process requires testing the entire building's fire alarm and life-safety system, including devices throughout the common areas and individual residences. While we recognize that the testing and intermittent alarms can be disruptive, this work is necessary to ensure that every component of the new system is communicating and functioning properly.

Once the current testing is completed, portions of the system will need to be tested again as part of the final inspection and acceptance process with the City.

We sincerely appreciate everyone's patience and cooperation as we work through the final stages of this important life-safety project.

25-Year Milestone Inspection Repairs

We have also begun repair work associated with our **25-Year Milestone Inspection**. These repairs address areas identified through the inspection process



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

and represent another important investment in maintaining the structural integrity and long-term condition of Ocean One.

Residents will continue to see activity in various areas of the property as this work progresses. Management will provide notices whenever work may impact parking, access, or other areas of the building.

We appreciate everyone's patience as we complete this important work.

BDA / Emergency Responder Communication System

Planning and design are also underway for our mandated BDA/ERCES project, which is intended to enhance emergency responder radio communications throughout the building.

The project is currently in the planning and design phase as the team works through the technical requirements, system design, and necessary permitting.

This is another significant life-safety initiative for Ocean One, and we will continue to provide updates as the project progresses.

Our Newly Formed Design Committee

I am very pleased to recognize the residents who have volunteered to participate in Ocean One's newly formed Design Committee:

Frimy Garzon
Anabel Peicher
Derek Greenbaum
Larry Plotnick
Sharyn Cytrynbaum
Celeste Milner



The Committee is just getting started, but its purpose is an important one: to thoughtfully evaluate opportunities to enhance and modernize our property while keeping Ocean One's long-term appearance, functionality, and property values in mind.

On behalf of the Board, I want to sincerely thank each of these residents for volunteering their time, ideas, and energy. Community participation is invaluable, and we greatly appreciate their willingness to contribute their time and ideas toward enhancing Ocean One and, ultimately, **raising property values for all owners.**

We look forward to sharing more information as the Committee's ideas and recommendations begin to develop.

Pool and Beach Chaise Replacement

We are also pleased to share an update regarding the replacement of our pool and beach chaises, which is currently scheduled for late August to early September.

As many of you may recall, we experienced an issue with the breathable synthetic sling fabric stretched over the chaise frames. After reviewing the matter with the manufacturer, it was determined that there was a manufacturing defect affecting the sling material.

The manufacturer has confirmed that the issue has since been identified, addressed, and corrected in the replacement product. The new chaises are now in production, and we anticipate receiving and replacing them in late August or early September.

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President's Letter (cont. from page 2)

We recognize how important our pool and beach amenities are to the Ocean One experience and appreciate everyone's patience while we worked with the manufacturer to ensure the issue was properly resolved.

We look forward to having the new chaises in place for everyone to enjoy.

Hurricane Season – A Reminder to Be Prepared

We are now entering the most active portion of hurricane season, and preparation remains extremely important.



While the Association prepares the common elements and building systems, each unit owner is responsible for preparing and protecting their individual residence. Owners should ensure that balcony furniture, planters, decorations, and other loose items can be brought inside when necessary; review the condition of windows

and doors; maintain appropriate emergency supplies; and have a personal hurricane and evacuation plan.

If you are away from Ocean One for an extended period, please make arrangements for someone to access and secure your residence if necessary and make sure Management has your current emergency contact information.

In the event of a storm, please pay close attention to communications from Management and follow all instructions and official emergency advisories. Preparing early is always preferable to waiting until a storm is approaching.

Financial Update

I am also pleased to report that Ocean One remains in a strong financial position through the first six months of 2026.

As of June 30, the Association reported approximately \$3.63 million in operating revenue and \$3.53 million in operating expenses, resulting in an operating surplus of approximately \$95,000. Including reserve activity, the Association's total

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Manager (cont. from page 3)

net surplus was approximately \$116,000.

Our reserves also continue to be fully funded in accordance with the Association's funding plan. Through June, the Association contributed \$450,000 to reserves, exactly in line with budget, while utilizing reserve funds for scheduled capital replacement projects. Reserve cash and investments totaled approximately \$3.26 million.

While we have experienced higher-than-budgeted utility costs and accelerated spending on several Board-approved capital and life-safety projects, these have been offset by favorable results in areas such as contracts, insurance, payroll and administrative expenses.

Overall, the Association maintains approximately \$3.87 million in total cash and investments and remains well positioned to meet its operating obligations while continuing to fund the significant infrastructure projects currently underway.

The Board and Management remain committed to prudent financial oversight, fully funding our reserves, and making

the necessary investments today to protect Ocean One and its long-term property values.

Moving Ocean One Forward

There is a tremendous amount happening at Ocean One—from major life-safety and infrastructure projects to improvements to our amenities and planning for the future appearance of our community.

Some of these projects inevitably bring temporary inconvenience, but they are necessary investments in protecting our building, improving our community, and preserving the long-term value of Ocean One.

Thank you for your continued patience, participation, and support. Most importantly, thank you to the residents who continue to volunteer their time and contribute ideas toward making Ocean One a better place for everyone.

Wishing everyone a safe and enjoyable remainder of the summer.

Warm regards,
Hellen Soriano, President
Ocean One Board of Directors

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A short walk can head off a workplace strain

Stress does not stay in your head. When the pressure climbs, muscles tighten and posture slips, and that tension sets the stage for the sprains, back pain, and other musculoskeletal injuries that sideline workers.

According to Safety and Health Magazine, a National Safety Council publication, one of the simplest defenses is to move. A brief walk, a few stretches, or some light exercise loosens tight muscles and resets posture. Stepping away from a workstation to talk with a coworker gives both the mind and the body a break.



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Why Plain Water Isn't Always The Best Drink In The Heat

For workers sweating through a shift outdoors or in a hot plant, the most surprising hydration advice is that plain water is not the drink that keeps the body hydrated longest. A University of St. Andrews study published in the American Journal of Clinical Nutrition tested 13 common beverages and found that milk and an oral rehydration solution held fluid in the body far better than water, producing roughly 25 percent less urine. The reason is sodium and a little sugar, which slow how quickly fluid leaves the stomach.

Water is still important, though. For short jobs, cool water is plenty, and the first rule is to drink before thirst hits. According to OSHA, workers in the heat should sip about one cup every 15 to 20 minutes, up to 32 ounces an hour during hard, sweaty work. The water should be cool, near 50 to 60 degrees, and kept close enough to reach easily.

The longer the work runs, the more electrolytes matter. OSHA advises adding electrolyte drinks for jobs lasting more than two hours, because heavy sweating strips out sodium and potassium. Losing too much can bring on muscle cramps or worse.



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