Ocean One Waves



September 2026

A newsletter for the residents of the Ocean One Condominium

Volume 27 Issue 7

OCEAN ONE
Condominium Association
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September 2026 President's Letter

Dear Residents,



As we move through September, I would like to take a moment to reflect on our community, thank those who continue to participate in Ocean One's progress, and provide a brief overview of the important work taking place throughout the property.

Remembering Our Longtime Residents
In recent weeks, we have experienced the passing of several longtime Ocean One residents.

These individuals were more than residents—they were neighbors, friends, and an important part of the history and character of our community. Their presence over the years helped shape Ocean One into the community we know today, and their loss is deeply felt by those who knew them.

On behalf of the Board of Directors and the entire Ocean One community, we extend our heartfelt condolences to their families, friends, and neighbors. We honor their memory and remain grateful for the many years they called Ocean One home. They will be sincerely missed and fondly remembered.

September Board of Directors Meeting
I would like to thank all the residents who joined us, both in person and via Zoom, for our Board of Directors meeting on September 10. Your attendance, participation, and interest in the community are sincerely appreciated.

Open communication and resident involvement are important as we continue addressing the needs of our building and planning for Ocean One's future. We appreciate everyone who took the time to attend, ask questions, and share their thoughts.

Current Projects and Improvements
There continues to be a great deal of activity throughout Ocean One. Our current projects include important work related to the fire alarm system, the 25-Year Milestone Inspection repairs, the front driveway drainage improvements, the BDA/Emergency Responder Communication System, elevator-related items,

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

pool and beach furniture, the playground, and other building infrastructure and property improvements.

Rather than going into detail on each project in this letter, attached is the latest **Manager's Project Update**, which was presented during this month's Board of Directors meeting. The report provides the most recent status of the major projects currently underway throughout the property.

We recognize that some of this work can result in temporary noise, dust, restricted access, traffic changes, or other inconveniences. We appreciate everyone's continued patience and cooperation as we complete these necessary investments in the safety, appearance, infrastructure, and long-term value of Ocean One.

Property Committee Update

Our Property Committee and Management team continue working closely together to help oversee Ocean One's current life-safety, mechanical, and structural projects. Their involvement provides valuable resident input while supporting Management's coordination with our engineers, contractors, and other professionals.

The Association is also working with Epic Engineering, our Engineer of Record, to analyze the current condition of the common-area windows throughout the property. This review will include the windows in the main lobby, lobby corridors, gym, and spa areas. The analysis will help the Association better understand the condition of these windows and determine the appropriate recommendations and next steps.

We appreciate the time and effort contributed by our Property Committee members as they assist with these important initiatives.

Design Committee Update



Ocean One's newly formed Design Committee has begun reviewing potential priorities for future improvements to the property.

On behalf of the Board, I would once again like to thank the members of the Design Committee for volunteering their time, ideas, and experience. Their participation will be valuable as we thoughtfully consider opportunities to enhance Ocean One's appearance, functionality, and long-term property values.

Ocean One is always looking for residents who are interested in volunteering and contributing to our committees. If you have relevant experience, ideas, or simply a desire to become more involved in the community, we encourage you to contact Management to express your interest. Resident participation is an important part of helping Ocean One continue to move forward.

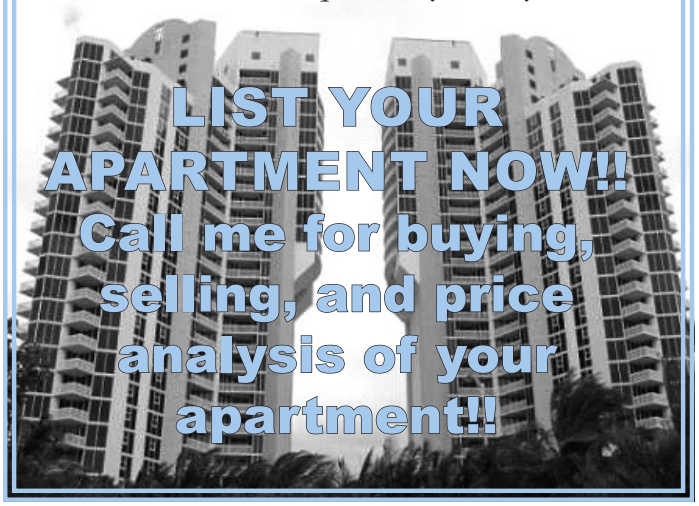
2027 Budget Preparations

Preparations for Ocean One's 2027 annual budget are now underway. Over the coming months, Management and the Finance Committee will work diligently to review the Association's operating needs, service contracts, anticipated expenses, reserve requirements, insurance, and planned projects.

Contract negotiations and cost-saving initiatives pursued throughout the year should help keep Ocean One's 2027

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President's Letter *(cont. from page 2)*

financial forecast healthy. The Board, Finance Committee, and Management remain committed to carefully evaluating expenses while maintaining the level of service, maintenance, and financial stability our community expects.

As part of the upcoming insurance renewal process, the Association is required to obtain an updated property appraisal. At this time, the updated appraisal—and any resulting increase in the property's insured value—is the primary known factor that could contribute to a higher insurance premium.

Our insurance broker has advised that, based on current market conditions, we may anticipate an increase of approximately 8%. However, the final impact will not be known until the appraisal is completed and the renewal process moves forward in the coming months.

As we have done in the past, the Association and our insurance professionals will thoroughly evaluate the market and available carriers to secure the most competitive rate possible without compromising the quality or extent of Ocean One's insurance coverage.

We will continue approaching the budget process thoughtfully and responsibly, with a focus on protecting the Association's financial position and planning for Ocean One's long-term needs.

Hurricane Season Reminder

September is historically one of the most active months of hurricane season, and it remains important for everyone to stay prepared.



While the Association prepares the building's common elements and systems, each owner and resident is responsible for preparing and protecting their individual residence. Please make sure that balcony furniture, planters, decorations, and other loose items can be brought inside promptly. Residents should also review their emergency supplies, evacuation plans, insurance information, and emergency contact details.

If you will be away from Ocean One for an extended period, please arrange for someone to access and secure your residence if necessary and confirm that Management has your current emergency contact information.

Should a storm threaten our area, please closely monitor communications from Management and follow all official instructions and emergency advisories.

Moving Ocean One Forward

There is a tremendous amount happening at Ocean One. The Board and Management remain committed to addressing our building's immediate needs while also planning responsibly for its future.

These efforts require careful financial oversight, coordination among our professionals and vendors, and patience from our residents. While the work may occasionally create temporary inconvenience, these projects are necessary to protect our building, enhance our community, and preserve Ocean One's long-term value.

Thank you to our residents, committee volunteers, Board members, Management team, and staff for your continued cooperation, participation, and dedication to Ocean One.

Wishing everyone a safe and enjoyable September.

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



OCEAN ONE AT 194 CONDOMINIUM
MAJOR PROJECT UPDATES

Board of Directors Meeting
September 10, 2026 | 6:00 PM
Structural restoration, life safety, infrastructure and resident impacts



PROJECT PORTFOLIO AT A GLANCE

25-Year Recertification	IN PROGRESS
Fire Alarm Modernization	CLOSEOUT
Elevator Modernization	MONITORING
Emergency Radio System	DESIGN / PERMIT
Water Optimization	MONITORING
Front Trench Drainage	COMPLETED

25-YEAR BUILDING RECERTIFICATION
SPIRE | IN PROGRESS

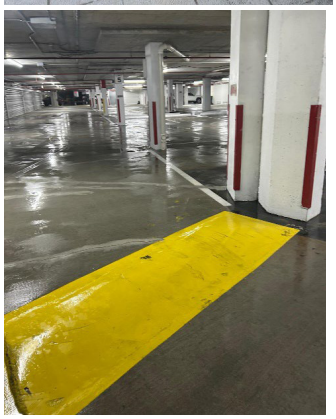
Work completed and underway
- Swing-stage anchor work is complete.
- Expansion Joint work continues in the lanai areas.
- Approximately 75% of planter removal is complete.
- Concrete restoration continues in the lower-level garage and lanai areas.

Schedule: Target completion: Q12027.
Resident impact: Dust, noise and temporary parking restrictions will continue during active concrete work.





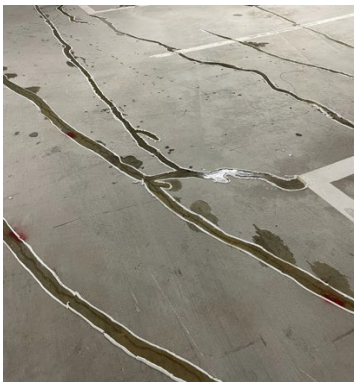





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Major Project Updates *(cont. from page 4)*









MANAGING CONSTRUCTION IMPACTS

Dust and debris: Contractors must use protective measures and maintain work-area cleanup. Some dust remains unavoidable during concrete removal.

Vehicles and parking: Residents must follow relocation notices. Report any suspected vehicle impact immediately and include photographs.

Noise and access: Work occurs during approved hours. Management will provide notices when access or parking conditions change.

Management response:
Document concerns | Coordinate with contractors | Communicate changes | Follow through on corrective action.

Please report project-related concerns promptly to the Management Office.

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Major Project Updates *(cont. from page 5)*

LIFE-SAFETY SYSTEMS

Fire Alarm Modernization

- Primary installation and acceptance testing have occurred.
- Management has not closed the project because the annual inspection identified additional speaker, detector and communication deficiencies.
- Pye-Barker must provide the complete report and scope for all remaining items.

Emergency Radio Communication

- The BDA/ERCES project remains in design and permitting.
- The Notice of Commencement is complete.
- Management will publish the installation schedule after the required approvals.

Both projects support code compliance and emergency response.













ELEVATOR MODERNIZATION

NOUVEAU | MONITORING

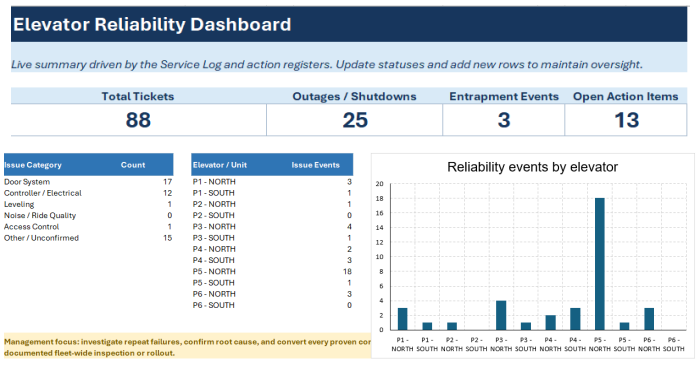
Tracking and accountability: Nouveau is preparing a detailed tracker for outstanding items, recurring problems, service calls and corrective action.

Reliability work: GAL installed an additional power supply to better balance the electrical load on the control cards.

Settlement value: The Association received a 21-month maintenance credit valued at approximately $226,800. The applicable holdback remains pending final completion.

Why can outages still occur? : Intermittent issues can occur after modernization. Tracking recurring patterns improves diagnosis and vendor accountability.

Tracking and accountability



Elevator Reliability Dashboard

Live summary driven by the Service Log and action registers. Update statuses and add new rows to maintain oversight.

Total Tickets	Outages / Shutdowns	Entrapment Events	Open Action Items
88	25	3	13

Issue Category	Count
Door System	17
Controller / Electrical	12
Leveling	1
Noise / Ride Quality	0
Access Control	1
Other / Unconfirmed	15

Elevator / Unit	Issue Events
P1 - NORTH	3
P1 - SOUTH	1
P2 - NORTH	1
P2 - SOUTH	0
P3 - NORTH	4
P3 - SOUTH	1
P4 - NORTH	2
P4 - SOUTH	3
P5 - NORTH	18
P5 - SOUTH	1
P6 - NORTH	3
P6 - SOUTH	0

Reliability events by elevator

Management focus: investigate repeat failures, confirm root cause, and convert every proven cor documented fleet-wide inspection or rollout.

WATER AND DRAINAGE INFRASTRUCTURE

SMART VALVE | MONITORING

- The water optimization system is installed and operating.
- The City of North Miami Beach assisted with verifying meter readings.
- Management will compare verified consumption and billing data before confirming final savings.

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Major Project Updates *(cont. from page 6)*

Front trench drainage | Complete

- CH Global completed the front driveway trench drains and grates.
- The improvements address recurring ponding at the entrance.
- Management will monitor performance during heavy rainfall and address any remaining closeout items.

Verified performance will guide final conclusions on both systems.

Smart Valve | Monitoring





Front trench drainage | Complete





NEW PROJECTS

Common Area Windows | Engineering

Management & Property Committee has begun the planning phase for the potential replacement of the Association's common-area windows.

Management and Epic Engineering have scheduled a coordination meeting for next week to review the draft Request for Proposal (RFP), project scope, technical requirements, and bidding strategy before the RFP is distributed to qualified contractors. Once proposals are received, Management will prepare a comprehensive bid analysis and recommendation for Committee review.

Current Focus

- Draft RFP review with Epic Engineering
- Scope, technical requirements, and bidding strategy
- Preparation for contractor solicitation

Next Steps

- Finalize the RFP
- Distribute to qualified contractors
- Prepare bid analysis and recommendation after proposals are received

Project Priorities

- Complete the required work safely
- Hold contractors accountable
- Protect residents and property
- Communicate changes clearly

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