Ocean Tower One

Newsletter

FROM THE MANAGER'S DESK

Inside this Newsletter

The Board of Directors along with Management would like to welcome back those owners that have been away and thank all the residents for their continued support and cooperation.

The building is running smoothly and our financial situation remains healthy. As of July 31st, thanks to prudent investments and savings we had a surplus of $51,390 with our reserves, including accumulated funds in excess of 3M.

The Q&I Committee working with Allure Interior has almost completed the refurbishment of the rest rooms that service the Meeting Room in the Main Lobby. The fountain is also undergoing improvements and will be completed shortly.

The association is in process of obtaining permits through the Village of KB for the refurbishment of the pool and Jacuzzi. Repairs to both will commence as soon as the permits are received which we expect will be before the end of the August.

Some of the landscaping that was damaged and unsightly in the pool and Jacuzzi area has been removed and will be replaced with more Florida friendly landscaping.

This year, residents did not sign up for the shutter maintenance program. Please contact the office, we are happy to provide you with the vendor information. Hurricane season remains in effect until November 1st.

When you return to your island paradise home, you will see most of the same friendly faces that have been assisting you, we do have two additional staff member working the "C" shift.

If we can be of assistance, please reach out to anyone on your management team, all of our contact information is on the side column.

From Manager's Desk,
Kind regards,

Maria H. Gebaide L. CAM

08.19.19

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BOARD OF DIRECTORS

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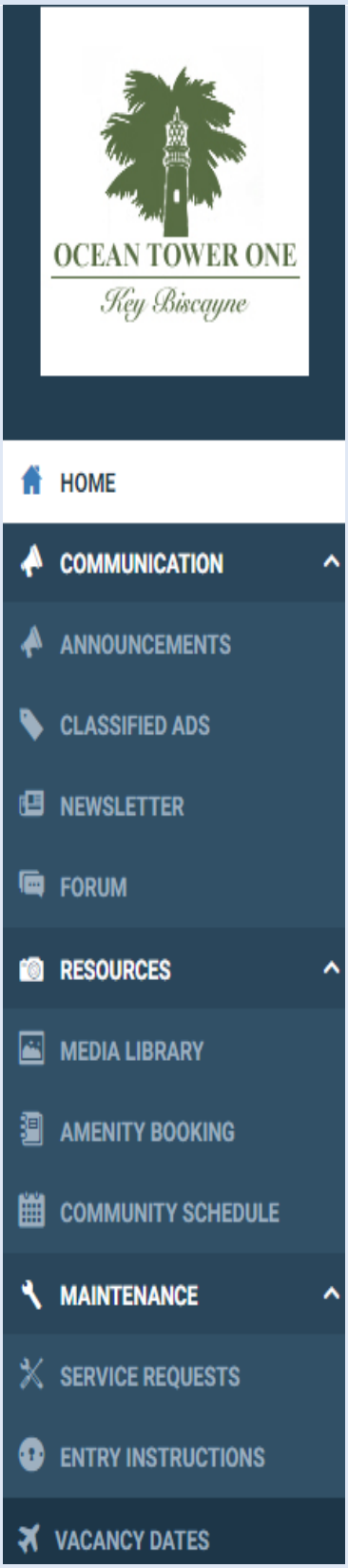
Ocean Tower One Website



Have you visited the Ocean Tower One building website?

Management highly recommends that you take a scroll through our Ocean Tower One website and see what it has to offer.

All residents and tenants have a unit profile which was created when you moved in, but in order to access your profile you will need the email we have for you currently in our files and a password. If you have forgotten your password and need a new one, please contact the management office.

Once you login into your account you will come across 4 different categories; Communication, Resources, Maintenance and Vacancy.

Communication Tab: This tab has ***Classified Ads***, and ***Announcement*** selections which will have any non-emergency or emergency notifications that the office sends, ***Newsletters*** and more.

Resources Tab: You can locate our ***Community Schedule*** which includes our fumigation dates and other service dates that are going on in the current month. The ***Media Library*** section contains important information such as our Condominium Documents, Board Meeting Minutes, Agendas, and R.A.M.P Forms.

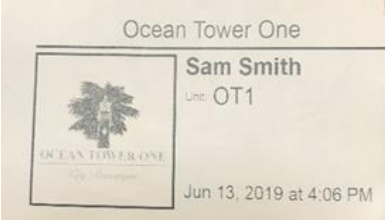
Maintenance Tab: You will be able to create a ***Service Request*** for our maintenance department. Of course you can continue to contact us directly, we will assist you in any way we can. This is also where you can notify us in advance when you have guests/ relators going to your unit under ***Entry Instructions***.

Vacancy Dates Tab: You will be able to notify the management office when you plan to be out of town.

Summer Accomplishments

Badges for contractors

There are always a hand full of units that are under construction in one form or another; deliveries of furniture and other items are never ending, adding to this are the emergency repairs to A/C unit, water heaters etc., it seem like contractors are always roaming the building. This summer the Board approved the purchase of a system that allows us to badge all contractors. This system has been installed in receiving. The program has been extremely helpful in keeping track of who is in the building. We are asking for Resident cooperation. ***Please don't sneak in unauthorized contractors!*** The association has a program in place for those small jobs that do not require permits, it's easy and keeps the building safer for us all.



Pool and Spa Renovation

The pool and Jacuzzi renovations are in the permit stage with the KB Building Department, as soon as we have the permits work will commence starting with the Jacuzzi. Both will have the Diamond Bright finish and tiles removed and replaced. The landscaping in those areas will be enhanced.

Annual Tree Trimming

This year's Annual Tree Trimming is soon to end. Although some trees were cut back aggressively to allow light to filter through and new growth to spurt. This will also help to maintain our ground cover healthy.

Q&I Committee:

Great News! The reflecting fountain and the much needed upgrades to the lobby restrooms are almost completed.

Pool Repairs

Pool Attendant repaired some cracks that develop on the pool deck and as well as assisting with minor landscaping.

A/C Maintenance

The A/C maintenance was conducted in all Cores:

Sprinkler Pipes

The rusted sprinkler pipe and head near the lower garage entrance were cleaned and painted. The yellow pipe belongs to OCCA:

Before

After

Bill Ham Gas Combustion, Inc. replaced the pool heater burners and cleaned the heater.

Parking spaces

Units come with a minimum of 2 assigned parking spaces, please remember to always park in your designated space. If you find a vehicle parked in your spot, please contact the Concierge; they will help you find the owner of the vehicle and assist you in taking care of the situation.

It is not permitted to park along the valet wall or in a valet space. The buildings valet parking is reserved for your guest. Self-park your car in the valet spaces diminishes the available spaces we have available for your guest. Self-parking your car can lead to your vehicle being towed at your expense because it is parked illegally. If you're in a hurry to get to your unit, please feel free to leave your keys with our valet staff and they will be happy to park your car for you.

Bikes

If you have bikes stored in our bicycle rooms, you know how frustrating it is to go get your bike only to find you have to remove other bikes, scooters and miscellaneous items off your bike(s) before you can ride out. It seem like there are always several bicycles and scooters left incorrectly parked, leaning against the walls, and/or thrown on the floor. Having to remove items out of your way only slows you down. In order to prevent this, all bicycles and scooters MUST be properly placed on a rack and registered with the office.

As you are leaving to enjoy your ride we kindly ask you NOT take your bicycles and/or scooters through the lobby. Please use the doors leading from the bike rooms to the lower lobby and street. As a reminder your bicycles collects dirt and other things for the outdoors which can be transferred to your new carpet.

Ocean Tower One New Hires

Please welcome our two additional staff member:

Sheyla Olavarria

Sheyla worked in security with Loyal Source, Child Care Company.

Alexis Alvarez

Alexis worked with use during the Ultra Festival, she was employed by USA Security.

Welcome

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