



## OCEANSOUND COMMUNITY NEWSLETTER

April - June 2013

[www.oceansoundkeybiscayne.com](http://www.oceansoundkeybiscayne.com)

### PRESIDENT'S MESSAGE:

Sergei Kowalchik

305 361 8465; [sergei@bellsouth.net](mailto:sergei@bellsouth.net)



Hi Everyone,

There are a couple of developments about which I want to update our Oceansound residents.

First, after a long and 'painful' slog, for the first time in almost 30 years our gym elevator is fully

operational mechanically and electronically. We're awaiting the inspector who must 'bless it'. When that is done it will be available to those residents for whom walking up the stairs is either difficult or outright impossible.

Next, our DirecTV contract with Metropolitan - the Association has been on a month-to-month plan while we pursue competitive bids for the next bulk TV contract. At the April Board of Directors meeting, an analysis of three RFP responses was presented and the Board reached a preliminary decision. Our Manager was tasked with issues to pursue and negotiate, before any final decision is made. Once a final decision has been made, you will be notified.

And finally, we all agree that we are extremely fortunate to have our magnificent Party Room which is available for our everyday use and private functions. The fact that so many private functions are held there speaks volumes to the popularity of this amenity.

The vast majority of our residents who hold private functions treat the facility with the appropriate respect and follow the rules, **BUT** occasionally a very small minority of residents do not. This tends to result in disturbance of our fellow Oceansound neighbors...and sometimes creates unpleasant incidents that escalate beyond Oceansound.

Your Board is more than aware of these rare and isolated problems, which are very ably handled by our Manager after the fact. **However, these incidents should never occur!** This is not who we are in Oceansound and further incidents will not be tolerated.

We all know the rules and if someone does not, they are explicitly covered both verbally and in writing during the process of reserving the facility. Irrespective of "*the Rules*", we have all been taught about civilized behavior, respect and common courtesy. I am asking everyone to use good judgment and common sense, so as to make these occasional problems a thing of the past.

Your Board is not interested in creating additional regulations since it means "*punishing the majority for the sins of the few*". On the other hand, your Board is not one to ever shirk its responsibilities, especially when it involves the rights and the quality of life of our residents. I have great faith that this problem will simply cure itself.

Till the next one, Sergei

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**WELCOME NEW RESIDENTS!**New Owners

William & Catherine Ziegler (1st Floor)

New Tenants

Jose & Carmen Gorostiaga (5th Floor)

Jorge Benguria and Carla Goyanes (9th Floor)

**MANAGER'S REPORT:**

Adan Hernandez

305-361-9351; [keycolony2@bellsouth.net](mailto:keycolony2@bellsouth.net)

Painting of the building's exterior will be completed by the end of May, just prior to the start of our rainy season. We appreciate your patience during this project to beautify and maintain our building.

All homeowners received a copy of our annual audit. The report's conclusion is that we are financially strong.



Due to Village regulations, outside lighting has been changed because of the upcoming turtle nesting season.

A new pool attendant has been hired to work on weekends.

There will be intermittent interruptions of elevator service while final adjustments are being made. You will be notified in advance.

Trash rooms on each floor were painted.

If there are disturbances by your neighbor, the correct procedure is to contact Security. In the event that the disturbance continues, the Village police will be notified.

Forty-two operating cameras have been set up in strategic places on the outside and inside of our building. These cameras are constantly monitored by Security.

**STOP AND SMELL THE ORCHIDS!  
(OK, STOP AND LOOK AT THEM)**

The orchids and other flora you see throughout this newsletter are home grown right here in Oceansound. Teddy and Juan Miguel, our resident gardeners, are working their magic to enhance the beauty of our grounds. Most of the orchids you see were rescued from homeowners and turned into beautiful additions around our swimming pool area.

Often we don't take time to appreciate how lucky we are to have a staff that takes pride in their work. Teddy and Juan Miguel weren't asked to add orchids . . . they saw the need, found the resources and took the initiative. Thank you Teddy and Juan Miguel for surrounding us with loveliness.



## GREEN LIVING

Wendy Rust  
emailwendy@mac.com



### THE SEA TURTLES ARE BACK! THE SEA TURTLES ARE BACK!

Every year at this time the Leatherback Turtles come to our beaches to nest and begin their next generation. In fact, the first nest was spotted in Boca Raton on April 11th. These turtles are endangered -- that means there are lots of rules and regulations governing walking on the beach this time of year. There are groups who watch for the turtles and, once the nests have been identified, they're marked off. It is against the law to enter these areas and touch or disturb nesting sea turtles or hatchlings. You cannot carry a flashlight on the beach at night and all the lighting is regulated. The good news is if you want to see these areas or be a part of the journey, call Biscayne Nature Center at 305- 361-6767 ext. 121 or visit their website at [www.biscayne-naturecenter.org](http://www.biscayne-naturecenter.org). They have lots of options for how you can enjoy this wonderful time of the year.

### OCEANSOUND CONSERVES!

And you can help!

There are many easy fixes that our Manager, Adan Hernandez, has instituted to make certain we're constantly conserving:

- Lights in the gym go off automatically after a half hour
- The jacuzzi has an automatic turn-off switch after a half hour
- Steam Rooms automatically turn off

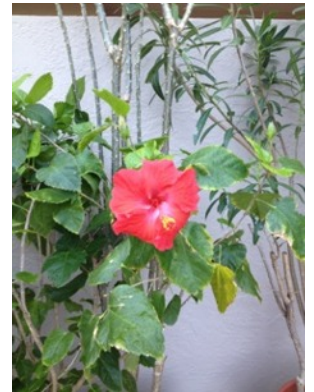
BUT -- we still need your help. Think about using the off switch when:

- In the gym for the televisions
- In the library and lobby alcove waiting room
- In the pool/party room bathrooms
- In the party room

We pay the bill through our condo fees . . . the more we help, the less we pay.

## KEY BISCAYNE VILLAGE E-NEWS

If you are interested in getting the latest information pertaining to traffic, weather or other community alerts, sign up for e-news relayed via email by going to the village website – <http://keybiscayne.fl.gov> - and click link in left column. This information proved very helpful last summer as we were monitoring a tropical storm.



### HOA BOARD HIGHLIGHTS

A management proposal submitted by The Castle Group was voted on by the HOA Board. The representatives of 2 buildings voted for and 2 against. This building's representatives voted against. As a result of the tie vote, the motion failed to pass.

The Castle Group was asked to act as our consultants on security issues which are a major concern to the Board. This would cover issues involving the front gate, tennis courts, and the swimming pools on HOA property. It would also involve the entrances to the beach and Las Olas, our beach café.

Giovanni Volpe resigned as one of our two representatives to the HOA Board.

## **CALENDAR OF EVENTS:**

**May 21:** Oceansound Board of Directors meeting at 7:00 pm in the Recreation Room

**May 28:** HOA Board of Directors meeting at 7:00 pm in the Convenience Center

**June 18:** Oceansound Board of Directors meeting at 7:00 pm in the Recreation Room

**June 25:** HOA Board of Directors meeting at 7:00 pm in the Convenience Center

**July 16:** Oceansound Board of Directors meeting at 7:00 pm in the Recreation Room

**July 23:** HOA Board of Directors meeting at 7:00 pm in the Convenience Center

## **EDITOR'S CORNER:**

### **A SAD THING HAPPENED IN APRIL... PRINT MISSING FROM 2ND FLOOR HALLWAY**

Recently a couple generously donated a print to Oceansound. The 3' x 4' picture featured a side porch of a house at the beach with the ocean in the background. It was hung in the hallway on the second floor.

Several weeks later, the print was gone. Security at first thought it was being cleaned. However, now it has been confirmed that it was taken. We simply cannot believe that someone intentionally removed this off the wall. And if this is the case, it means we will have to consider more security cameras in the hallways -- decreasing privacy and adding expenses.

If anyone knows of this print, please feel free to rehang it or call security and let them know where it is. We all want the 'borrowed' print to be returned.



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