



OCEANSOUND COMMUNITY NEWSLETTER

January - March 2013

www.oceansoundkeybiscayne.com

PRESIDENT'S MESSAGE:

Sergei Kowalchik
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Hi Everyone,

To start I want to congratulate and thank everybody for your response to the Board's Memorandum, addressing a potential problem with Valet Parking for our Oceansound guests the day of the Super Bowl. The report I received from

our Manager was that thanks to the lists you submitted, no problems arose for our Security Personnel and all our guests received the great service they deserve.

As a follow-up, I encourage that any time you are expecting guests – but especially if it is a significant number – to please let our Security people know in advance. In this way, they can anticipate and plan accordingly, plus insure that your guests don't encounter inconveniences. Also, keep in mind those occasions that have high potential for attempted abuse of our Valet Parking by people in no way associated with Oceansound - **4th of July** comes readily to mind.

Next, I'd like to bring you up to date concerning our elevators. The consulting firm we retained to inspect the results of the 18 month project, before we signed off on it as satisfactorily completed, identified some issues in their report to the Association. These issues are being examined, in conjunction with our consultant and our project's contractor; the next step(s) is joint meeting(s) of all parties, to ascertain/establish the facts. As soon as we have solid information, we will disseminate it. It has always been your Board's strong sense that putting out "*opinion or speculation*" not only serves no useful purpose, but it is nearly always counterproductive.

Finally, the periodic (roughly every 7 years) painting & waterproofing of our building has now begun. It is estimated to take around three months. A new "paint job" is always a good thing for the appearance of our Oceansound. It is also one of the four things that Florida law requires every condominium reserve for.

However far more important for our 34-year-old grey lady, is the **waterproofing** aspect of the project. What that entails is that our prime contractor's people are not only simply professional painters. As they proceed with the painting side, they are also trained and experienced in identifying areas of the building which they suspect/consider as potential sources of future leaks.

When they so identify an area, our on-call Structural Engineer - who is intimately familiar with our building and who we use anytime some type of structural problem arises – is notified. He then comes on-site and does an engineering evaluation of the stucco/window sill/whatever. If he determines that it requires further attention, a previously identified waterproofing company is brought in to repair the (potential) problem. This type of proactive approach has proven to be a huge savings of our resources, i.e, the money that we all pay for our Maintenance Fee.

The actual physical fixing of a potential leak in the exterior of the building under these circumstances is generally speaking not big dollars. Doing so after it actually happens is a whole different proposition. It not only has potential damage & insurance ramifications, but it is far more costly – more costly because in the vast majority of cases, it requires the installation of scaffolding which is expensive. In this case, that aspect of the cost is built into the painting.

Till the next one,

Sergei

WELCOME NEW RESIDENTS!

New Owners

Lino Lezier Benavides (6th Floor)
Rossana Vilaseca de Hidalgo (7th Floor)
Carlos Macelo Inzetta (9th Floor)

New Tenants

Jose & Carmen Gorostiaga (2nd Floor)
Alexander & Natalia Goncharuk (2nd Floor)
Daniel & Jane Bolduc (3rd Floor)
Margaret Hawkins (5th Floor)
Francisco Zunguel & Maira Campillo (7th Floor)
Steinhorts Wolkmar & Marta Tomik (7th Floor)
Linda Tomasino (9th Floor)
Gerald & Medelin Itzkofit (10th Floor)
John & Patricia Hogan (10th Floor)

MANAGER'S REPORT:

Adan Hernandez
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You will be notified in advance when painting and water proofing will be affecting your unit. Anyone wishing to have their hurricane shutters painted, please contact Security.

Beginning in February, notices regarding packages, construction, and other information will be emailed. It will be important for you to read these messages.

An annual audit presentation will be made to the Board at their March 19th Meeting. All homeowners will receive a copy of the completed audit.

Thank you to those residents who contributed to the holiday gift for the staff. The monetary gift was much appreciated.

CALENDAR OF EVENTS:

Feb. 3 - Super Bowl Party
Feb. 19 - Oceansound Board of Directors Meeting
Feb. 26 - HOA Board of Directors Meeting
March 19 - Oceansound Board of Directors Meeting
March 26 - HOA Board of Directors Meeting

NADINE HOGAN



Back in 1987, Jim Hogan (#625) got serious about a nurse turned diplomat named Nadine Davis -- so serious he asked her to marry him! And, soon after, they became snowbird residents of Oceansound. This past December 29th Nadine died after complications from surgery -- a sad time for all of us who knew her.

Nadine was an amazingly accomplished woman . . . a leader in her field respected by many great names you'll recognize. She started as a volunteer nurse in Colorado delivering medical supplies to earthquake victims in Guatemala. She continued her work there as a part-time nurse in Chimaltnanango. In 1980 she was appointed to a staff position in the Reagan White House. Soon after her arrival she became Associate Director of Domestic Operations in the US Peace Corps. In 1985 she became Mission Director of the US Agency for International Development for the Regional Programs of Central America. She held that post until 1992. In 2003 President Bush appointed her as the Vice Chair of the Board of the InterAmerican Foundation in Washington DC.

During all of this time she volunteered with a group from the Dominican Republic, Casa del Nino (Home for Children). She and Oscar de la Renta held an annual luncheon for over 12 years and it was so successful that in 2006 it took place at the White House through an invitation by First Lady Laura Bush.

There are many other accolades and awards but what most of us remember is Nadine's smiles and greetings as she rode her scooter on the sidewalks of Key Biscayne and through the halls of Oceansound.

We'll miss you Nadine.

OUR RISK, OUR RESPONSIBILITY

Everyday something happens within our condos, outside the condos, in our hallways . . . and, at the end of the day where does the responsibility lie? As with all legal questions . . . it depends! Following is a list of who is responsible to insure what:

Association Responsibility: load bearing walls, sheet rock; unfinished drywall; water pipes between walls; water pipes outside of walls; electrical wiring and roofs; windows & exterior doors; central heat & air units; HVAC pipes & systems; common elements; additions to Association property

Unit Owner Responsibility: furnishings, clothing and personal articles; partitions & non load-bearing inside walls; pipes inside the unit; wall finishes & surface paint; bathtub, toilet, sinks refrigerator, stove, dishwasher, compactor other appliances; interior doors, counters, cabinets; improvements added by the unit owner

Besides insurance for all of the above, each unit owner must also have a minimum of \$2000 coverage for assessments that could be made on all owners collectively by the Association.

Here is how major damage issues work: if your condo is damaged by another condo your insurance is the first stop. Your company then places a claim against the insurance company of the owner who caused the damage. Depending on the type of accident the condo association's insurance will also get involved. If it's a small claim, we suggest that the unit owners discuss it and come to an agreement. You want to avoid placing a claim --- once done your rates will go up. This is a tried and true axiom.

So, what does this really mean for the unit owners? It means that you are responsible for any negligence within your condo that causes damage to another apartment. That means you have a responsibility to check all your water hoses and pipes. You need to maintain your toilets, sinks, food compactor, dishwasher, refrigerator and any pipe within your walls -- not to do so is negligence.

Any questions? Please call Adan Hernandez, our General Manager @ 305 361 9351.

GREEN LIVING

Wendy Rust
emailwendy@mac.com

RESIDENTS ASKED TO TAKE A CITIZEN SCIENTIST SURVEY TO ENSURE THE FUTURE OF OUR "ISLAND PARADISE"

The Key Biscayne Community Foundation (KBCF) has received funding from the Knight Foundation, the Village of Key Biscayne, the KBCF and the Rosenstiel School of Marine and Atmospheric Science to provide Island residents with information on the wealth of natural resources of the Key. The information will be obtained by Citizen and Professional Scientists and be freely available and continuously updated on a web site under development. **Our goal is to secure a future Key Biscayne characterized by the same bounty of natural resources that exist today, thus maintaining the title of "Island Paradise".**



The Citizen Scientist Project will begin with distribution of a survey to be completed by Key Biscayne residents to determine their uses of and attitudes, perceptions and beliefs concerning the area's natural resources. The success of the survey will obviously depend on a large response from recipients. The Internet survey effort will last until the end of February, and as part of the survey respondents will be directed to www.keyscience.org, an environmental portal, which will serve to educate the respondents on some of the regions natural resources. The results from the survey will be placed in a database and analyzed as noted above to determine residents' ideas on the uses of and attitudes, perceptions and beliefs concerning the natural resources of Key Biscayne.

It is worth repeating that the success of the Citizen Scientist Project is highly dependent on sufficient results from the survey to define the most critical of the Key's natural resources, gaps in our understanding of these resources and methods to fill these gaps.

The survey is available in English and Spanish at the following sites:

English version:

http://survey.qualtrics.com/SE/?SID=SV_aaC0YObf8L5COPz

Spanish version:

http://survey.qualtrics.com/SE/?SID=SV_3lnRbfXr4MPA95r

PLEASE TAKE THE SURVEY by February 28th!

Source: Village Press Announcement dated 1/15/2013.

OCEANSOUND TOWNHOUSE RECYCLING PROGRAM INITIATED!

By the time this newsletter is published all the townhouse unit owners should have received their green recycling bin, a memo and a Waste Management flyer detailing what is and what is not recyclable. If you didn't receive them, please contact Adan Hernandez at (305) 361-9351. These unit owners will need to place their recycling bin outside their garage door on Tuesday nights. Waste Management picks up our recycling once a week on Wednesday mornings.

Please remember to place your items loosely without bagging them. All recyclables are commingled. Nothing is separated. Please make sure all items are free of any food debris or liquid. Rinse out any containers containing detergent, shampoo, etc. Placing your dirty glass or plastic food containers in the dishwasher along with your regular load is helpful and saves water. Please flatten your cardboard and paperboard boxes and remove any contents prior to recycling. Remember, toilet and paper towel rolls are recyclable! Only the roll not the paper! All junk mail, magazines and newspapers can be recycled as well. It's the same recycling program as our main condo building.

The next initiative for 2013 will be to suggest having an HOA recycling program at the pool cafe and perhaps the beach area! Thank you townhouse unit owners for your expressed interest and participation!

EDITOR'S CORNER:

SUPER BOWL PARTY!

Once again, Oceansound residents gathered for the annual Super Bowl party hosted by our Board President, Sergei Kowalchik. As you can see by the photos, revelry abounded and the betting was ferocious . . . thank you Tom for counting all those dollar bills! And for one of the editors it was a great night . . . she won \$16.00 and her team, the Baltimore Ravens, were victorious!



Marilyn Kreisberg enjoying the Oceansound Super Bowl Party



Sergei, Tom and Charles review the bets placed at our Super Bowl party

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