



OCEANSOUND COMMUNITY NEWSLETTER

July/August 2012

www.oceansoundkeybiscayne.com

PRESIDENT'S MESSAGE:

Sergei Kowalchik

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The end of our 15 plus month Elevator Modernization Project is within sight; actually, 36 plus months if you include all that transpired before the physical work began. Barring unanticipated hiccups, by the time the next Oceansound Newsletter is sent we can enjoy what will essentially be "brand

new elevators":

There is so much 'behind the scenes' that it's hard to know what to discuss. One interesting item is our motors -- they are being changed from Direct Current (DC) motors, to Alternating Current (AC). This makes us much more 'green' and efficient, here's how: when the elevators are going down, the AC motors rotating in the opposite direction become generators...and the electricity they produce is fed back into the FPL grid. This also saves the Association money on our HUGE electric bill!- one of our more significant expense line items.

Another benefit, the elevators are faster --- our old ones traveled at 280 feet per minute, the new ones at 360 feet per minute - nearly 30% faster.

Finally, the cosmetic improvements!

- The doors and the entrance framing/fairings around the doors will be brushed bronze
- The two (now wood) panels on the sides of the door will also be brushed bronze

- The cab ceiling will be raised by whatever space is available -- hopefully two inches
- The actual ceilings will be replaced by "mirrored Stainless Steel" ones with six LED lights (which are brighter but generate almost no heat)

There's more good news! Thanks to the dogged and persistent efforts of our General Manager, Adan Hernandez, we are now 97% finished with a major regulatory impediment concerning the gym elevator. This means that without having to pay a small fortune (\$50K+) for some major modifications our elevator should be modernized and back in service within approximately six weeks. Our residents who have difficulty with the stairs will now have a functioning elevator!

If anybody is interested in learning about the behind the scenes nitty-gritty of this three quarters of a million dollar project, please contact our Management Office and I'm sure our Manager will arrange a tour.

OCEANSOUND BOARD HIGHLIGHTS

- We will be sending out a Request for Proposal to TV programming suppliers.
- There are now lockers in the steam rooms.
- New, attractive planters have been added in the main lobby, the elevator lobbies and on the upper pool deck (near the barbecue grills).
- The Decorating Committee tasked with recommending new carpeting and paint for the hallways is meeting with prospective designers.

HOA BOARD HIGHLIGHTS:

Three firms have made presentations and proposals for consultation services. The firm chosen will provide an assessment of in-house operations and offer suggestions to improve the functioning of the Homeowners Association.

Welcome New Residents!

New Owners

Evgeny Khata & Olga Belova (5th Fl.)

New Tenants

Hanna Brenalt & Ivette Radi (3rd Fl.)

Bernardo Alamos & Javiera Francisca Opazo (5th Fl.)

Maria Ana Benitez (10th Fl.)

MANAGER'S REPORT:



Adan Hernandez
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keycolony2@bellsouth.net

We have received an increased number of complaints from residents, as well as from our own staff, on a number of issues that need your

cooperation.

1. Every morning, our cleaning staff has to pick-up large amounts of candy wrappers, crumbs, empty bottles (juice and water bottles) from the common areas. This type of behavior is inappropriate, as well as damaging to the carpet, furniture and walls; we ask your cooperation in helping to eliminate this litter practice
2. We request your help in keeping our garage clean; please use the trash cans located at the garage lobby area.
3. There is a lack of supervision from some parents, who allow their underage family members in the common areas to be unsupervised. Besides increasing the workload for our security team, there are also multiple complaints from irritated residents. Please remember the hallways are not playgrounds.
4. If you are having an activity in your unit which requires the parking of cars, please notify the security department 48 hours before the event. We need to schedule parking for the limited parking spaces available. This problem is particularly acute

5. Please schedule with our office, any activity that will impact the usage of the recreational facilities such as the recreation room, the pool, etc.
6. Remember that swimsuits must be covered and footwear is required in the inside common areas. This rule applies to children and adults.
7. Please be dry and covered when entering the building from the pool or the beach.

We are proud to be a world class condominium Association, and it is up to all of us to help in maintaining the standards. Our Oceansound employees work very hard to preserve the facilities; we need to value their efforts and do our part.

SPOTLIGHT ON SECURITY

Hello, this is Jose, how may I help you? Or, hello, this is Orlando, may I help you? Sound familiar? It should --- it's the type of response we residents receive every time we call downstairs to the front desk. How nice!

We have eleven men and two women who make up our crackerjack security team. Not only do they do their best to keep us safe, they are also here to assist us with our groceries, dry cleaning, packages, supplying a key when we lock ourselves out and any other need that may come up. They have seen it all -- sickness, deaths, accidents . . . and they're here to call for help, pick us up and, a variety of other things!

There are three shifts, 7 to 3 . . . "the morning men" led by Jose "Joey" Martinez who is the Director of Security and Shift Supervisor. The 3 to 11 shift, *aka* the afternoon angels is led by Maribel Delgado and the "midnight marvels", have Jose Ferrer as their supervisor. The other security employees work all three shifts depending on the schedule. They are: Jose Munoz, David Herrera, Angel Gonzalez, Orlando Meza, Mauricio Milan, Oliver Hernandez and Chris Zuniga. Martha Jorge is the week-end pool attendant -- also a member of security.

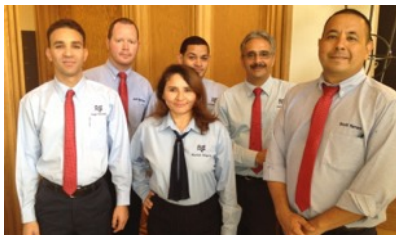
I spent the last week talking to the supervisors to find out the highs and lows of the job. Surprisingly (to me), all the supervisors love their job and really enjoy the residents. Are there some problems? Sure, but for the most part it's small things like dog accidents or kids running through the hall.

The day shifts have to juggle service (package receipts, contractors, carts left in hallways, children playing in common areas) with security -- one person must be at the desk at all times, schedule hallway walks, check the roof, and check in party room guests.

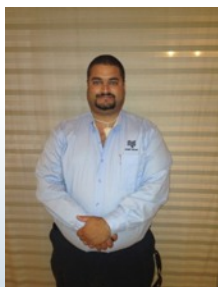
The midnight shift has the medical emergencies, noise complaints and party room 'escapees' -- guests sitting around the pool, making noise and disturbing residents. There are virtually no thefts . . . even items left behind are turned into security 95% of the time.

Valet parking on the weekends is a familiar complaint throughout all three shifts. Often, guests from other complexes use our valet facility (which is free) to visit the beach or one of the pools. Another issue is valet parking for the party room --- we only have so many free spaces and they become filled quickly. The Board is tackling this problem -- we want it easy for our residents, however we can't have non-resident guests taking the limited spots.

All in all, we're very lucky here at Oceansound to have a dedicated team of security guards who genuinely like their job and the residents they guard. Next time you're at the front desk please say "thank you for all you do" -- it's a phrase that goes a very long way.



Back row (l-r): Jose Martinez, Christopher Zuniga, Jose Munoz
Front row: Angel Gonzales, Maribel Delgado, David Herrera



Jose Ferrer



(l) Oliver Hernandez and Mauricio Millan

Missing in photos:
Orlando Meza and Martha Jorge

GREEN LIVING

Wendy Rust
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Clean "green" to protect your family from toxic chemicals

Household cleaning supplies are largely unregulated so as consumers we need to be aware of what products are being used in our homes and offices.



Environmental Working Group (EWG) put together a Hall of Shame list of household cleaners that pose health risks. Please click on this link and share it with your friends, family and neighbors to inspire them to choose more carefully.

http://static.ewg.org/reports/2012/cleaners_hallofshame/cleaners_hallofshame.pdf

Click here to read "7 Green Cleaners That Really Work" by [Oprah.com](http://www.oprah.com):

<http://shine.yahoo.com/cleaning/7-green-cleaners-really-140400290.html>

Also, "8 Tips for Green Cleaning" by [About.com](http://www.about.com):

<http://greenliving.about.com/od/greenathome/tp/natural-cleaners-cleaning-tips.htm>

Please note: The article above by [About.com](http://www.about.com) included Simple Green which was on the Hall of Shame list. I would recommend choosing another product or, at the very least, doing your own research.

How to Make Air Freshener with Essential Oils:

http://www.ehow.com/how_4795213_air-freshener-essential-oils.html

Oceansound recycling reminders:

- Please remember that recycling should be placed loose in the bin -- not tied up in a bag. Waste Management, our recycling contractor, will treat that as trash.
- Did you know that paper towel and toilet paper rolls are recyclable? They are considered "paper board" just like cereal boxes.
- Currently, we don't have recycling containers on the beach or by the HOA pool. So, now that it's summer, consider bringing a bag to the beach or the HOA pool to store your recyclable items -- then you can carry them back to the recycle bin on your floor.

- Oceansound pool does have a recycling bin by the barbecue station -- right next to the trash bin. This makes it easy to put the right waste in the right bin and thank you for doing so!

CALENDAR OF EVENTS

- HOA Meeting on July 24th at 6:30 pm in the Convenience Center
- Oceansound Board Meeting on August 21st at 7 pm in the Recreation Room
- Oceansound Board Meeting on September 18th at 7 pm in the Recreation Room
- HOA Meeting on September 25th at 6:30 pm in the Convenience Center

EDITOR'S CORNER

Take a look at our bi-monthly Oceansound Newsletter on the front lobby digital sign by tapping on the right section labeled Newsletter English. If you are not currently receiving your copy delivered to your email Inbox, it is probably because the Management Office **DOES NOT HAVE YOUR EMAIL ADDRESS**. Please be sure to go by the office or front desk and give them a preferred email address.

This Newsletter is one of our principal tools for communicating with our residents; it contains useful information and the feedback has been positive.

Another communication tool is the Oceansound Website: www.oceansoundkeybiscayne.com –be sure to check it out because it has a lot of useful information.



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