



OCEANSOUND COMMUNITY NEWSLETTER

July - September 2013

www.oceansoundkeybiscayne.com

PRESIDENT'S MESSAGE:

Sergei Kowalchik
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Hi Everyone,

Well with it being the "dog days of summer" in South Florida, not a lot is happening around Oceansound. However, I do have a few updates that you may not yet be aware of.

Elevators' Modernization

Following the elevators' modernization, we have learned that our prior procedures for helping residents if they are ever caught in an elevator that is stopped between floors are not in keeping with the procedures and codes applicable to our new elevators.

Essentially, should one of these rare incidents occur, we must wait for certified professional help to effect the extraction. Or more specifically - only Fire Rescue personnel, or our Otis elevator service provider's designated on-call technicians, can now perform these functions; our own people are no longer allowed to do so.

The new elevators are equipped for constant monitoring by Otis; therefore if such a situation develops, Otis will notify their on-call people, as well as our Security personnel and Key Biscayne Fire/Rescue. Anyone in such a situation inside our elevators will be in voice contact with Otis via the installed telephone system in every cab. Furthermore, we are in the process of installing a visual system, one which will display in real-time the position of every elevator to our Security personnel at their duty desk, as well as alert Security of any anomalies.

Metropolitan/DirectTV

You may have noticed that our terrific Metropolitan/DirectTV maintenance and support person - David - has not been around for the last couple of weeks. The reason is that he suffered a blockage (stroke); he is now in recovery, has been visited by some of our staff and is making progress.

Upon hearing about David, many residents have asked if we could please get an address so they can send David "Get Well" cards, help cheer him on with his recovery, and get him back to Oceansound as soon as possible. His address is: David Jakubauskas, 1717 Shenandoah St. #A, Hollywood FL 33020.

New Entertainment System for Party Room

Looking ahead to the very near future, we are in the process of upgrading the entertainment system in our Party Room with the latest from Bose - a Lifestyle V35. Perhaps the most salient feature of the new system is its intuitive operation, which should prove "orders of magnitude" easier to learn/use. It will also include a number of new features:

All video - DirecTV, DVD, etc. - is upscaled to 1080P over HDMI, something that should be noticeable on a 70 inch screen. It brings an iPod/iPhone Dock, which is completely integrated with the system, so that when selected, you can have all the menus/videos/music displayed on the TV screen if you choose to - you can also control the play with the Bose Remote. The one caveat is that if you have a device with Apple's latest "Lightning" connector - iPhone 5, iPod nano 7th gen, iPod touch 5th gen, etc. - you will need to provide your own Lightning to 30-pin adapter.

Although the Bose Lifestyle V35 does not include Bluetooth (like the Bose Wave), working with Bose Technical Support we have come up with (and will include) a Logitech Bluetooth wireless receiver. It will be connected to an integrated RCA L & R input on the back of the V35, and identified on the screen menu with something akin to "Digital Music Stream" – the actual label is still to be determined. You will be able to sync your device by setting it up, holding it in close proximity and pressing a button on the top of the Logitech receiver; range of use is advertised around 30 feet.

The V35 does not include a built-in DVD player, something which makes very good sense these days given the abundance of, the low relative price and the continuous improvements in Blue Ray players, making it counterproductive to incorporate one on a long term system like the Bose. Our new system will include just such a Blue Ray player (Panasonic, recommended by Bose), that will also be connected to the web via Wi-Fi for Netflix, Hulu, etc.



Finally, and to not beat this to death, I will mention just a couple of more features that we believe will enhance the practicality of the new system, given our past historical uses. There are four additional inputs on the **front of the V35**, all

selectable by "Source" on the TV screen, but not controllable by the Bose remote: **Right** audio channel RCA (red), **Left** - or mono - audio channel RCA (white), **Composite** video (yellow), for temporarily connecting an audio/video device such as a camcorder; **3.5mm** headphone output; **USB** input for viewing photo files from a USB device, including a digital camera; and **HDMI** input for temporarily connecting an HDMI device, such as a video camera or a laptop, with such an output.

In closing, "allegedly" everything connected to the back of the V35 is (technically) controllable by just the Bose remote. The second room will still have its own Bose remote as in the past, but more user friendly due to integrated labeling. I only say "allegedly", because I have always had a healthy skepticism about single remotes. However we will know more when we install and program everything, actually use it, and then make recommendations

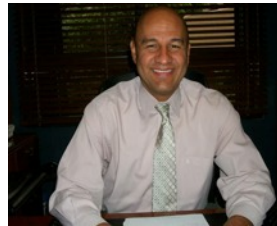
Once we have the new entertainment system installed and programmed, we will put out a notice as well as update the instructions on the wall of the party room with what we learn. Although our current system has proven popular, and has provided us with superbly consistent entertainment value, our sense is that this new one should prove a quantum improvement...and therefore be in keeping with our Oceansound's philosophy – if affordable, always try to move ahead with what makes life (a little) better.

Well, that's it for now 'til the next one,

Sergei

MANAGER'S REPORT:

Adan Hernandez
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Beginning in August, we will be pressure cleaning and painting the garage. You will be notified in advance when you will have to move your car, and an alternative parking space will be provided. Because our staff (rather than a contractor) is taking on this project, there is a substantial savings to homeowners.

After the garage has been painted, new LED lights will be added. Lights in and around the building will also be replaced by LED lights, resulting in cost savings from using less electricity and generating less heat.

The outside painting of the building has been completed.

We are finalizing a contract with a TV programming supplier. Specifics will be communicated to homeowners once this process has been completed.

HOA's Architectural Committee has determined that outside lights in 20-25 units in our building have to be replaced so they are in accordance with the original lights.

Next year's projects: replace hallway carpeting and paint walls.

OCEANSOUND JOINS 21ST CENTURY! WE'RE IMPLEMENTING EMAIL COMMUNICATIONS

After months of discussion, it's been decided that email communication is the most effective way to reach the majority of our residents. There are many reasons to implement this policy. When a resident is out of town and something occurs in that apartment (such as a water leak), we can use email to notify them and resolve the problem without expensive long distance or out-of-country phone calls. When a hurricane is imminent, we can email all residents to remind them of Oceansound's hurricane policies. Many of us do not live here full time but want to know what's going on with the building and management -- email is a simple way to solve that problem. When emergencies happen, email is the best way to communicate quickly and it can also serve as a tool to remind us of upcoming construction work, board meetings and special events. We will also use email to advise each condominium that a package is at the front desk.

AND, that was the first paragraph of the email article last November. Since then most residents have started receiving emails to notify them of packages received by the front desk. Starting the week of **August 5th**, emails will be used for all communications. **YAY!!! Thanks to Adan Hernandez and his staff, we're four months ahead of schedule!!!**

Following is your responsibility:

- If the office does not have your email, please give it to the front desk. Everyone in the household can have their email in the office. However, at least **ONE ADULT RESIDENT** of the condominium must have their email on file with the office. Oceansound correspondence will reach you electronically unless you've requested otherwise.
- Those who do not have email and/or wish to have paper communications must let the front desk know.
- If you have an email registered with the manager's office, you need not do anything

Following are the emails you need to know:
Condominium office:

keycolony2@theoceansound.com

keycolony2@bellsouth.net

Front Desk:

frontdesk@theocenasound.com

THE GOOD NEWS -- we will reduce the amount of paper used on an annual basis. It will also make our communication capabilities much more efficient and now our security/front desk personnel can focus on the safety and comfort of our building.



WELCOME NEW RESIDENTS!

New Owners

Howard & Gloria Fallon (2nd Floor)

Thomas & Deborah Holton (5th Floor)

Miguel & Claudia Antor (5th Floor)

Alessandro Franzini & Maria Aguila (8th Floor)

New Tenants

Alejandro Perez & Andrea Busco (2nd Floor)

Carlo Rovegno & Marizalia Marvins (4th Floor)

Robert Sterner & Elena Rakova (5th Floor)

Sandor Matias Von-Fedak (5th Floor)

Evan Wess & Natalia Salgado (7th Floor)

Karina Besprosvan (12th Floor)

HOA BOARD HIGHLIGHTS

The Castle Group made a presentation on the components for a security system to the Board of Directors. As part of the decision-making process, this information will be reviewed by all building managers, the HOA manager and the HOA security manager so that their input can be considered by the HOA Board when a decision is made.

HOA has a website where approved board minutes are posted from each meeting. If you are interested in reading current or past board minutes, here is the Internet link -- www.keycolonyhoa.org.

CALENDAR OF EVENTS

August 20: Oceansound Board of Directors meeting at 7:00 pm in the Recreation Room

August 27: HOA Board of Directors meeting at 7:00 pm in the Convenience Center

September 17: Oceansound Board of Directors meeting at 7:00 pm in the Recreation Room

September 24: HOA Board of Directors meeting at 7:00 pm in the Convenience Center

October 15: Oceansound Board of Directors meeting at 7:00 pm in the Recreation Room

October 22: HOA Board of Directors meeting at 7:00 pm in the Convenience Center



EDITOR'S CORNER:

We hope everyone is having a fabulous summer -- your editors have been world travelers and loved every minute.

Hurricane season is upon us so please remember that your hurricane shutters must be shuttered when we're under under a hurricane "watch". To that end, if you do not have a contract with a company or a person to close your shutters, the condominium will do it BUT at a cost of \$250 per unit. We urge everyone to be cognizant of weather patterns, especially in August and September. You have email addresses for the office and front desk so communication with management and security is now easy . . .

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