



OCEANSOUND COMMUNITY NEWSLETTER

November/December 2012

www.oceansoundkeybiscayne.com

PRESIDENT'S MESSAGE:

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THE OCEANSOUND BUDGET

It's BUDGET season again! We encourage you to REVIEW THE BUDGET when you receive it in the mail. The Budget was presented and approved by the Board in a meeting on Tuesday, November 13th.

Here are some of the basics of the OCEANSOUND ANNUAL BUDGET comprised of these three components:

- Key Colony Homeowner's Association Budget ("HOA")
- Oceansound Reserve Contribution Budget ("Reserve")
- Oceansound Operating Budget ("Operating ")

The HOA Budget covers monies for the operation and maintenance of the complex as a whole – not the individual buildings. Oceansound contributes to this on an annual basis and the amount is determined by the dollars needed by HOA divided by the number of condominiums in the complex. In 2013 our contribution will be \$565,130.24 which is \$18,524.68 LESS than last year.

The Reserve Budget is per Florida Law – we must have dollars reserved in our budget to cover the roads, roof, painting and air conditioning. The law also 'suggests' that any item in our building over \$10,000 should also be covered by the reserve monies.

Oceansound hired a national firm, GAB Robins, to calculate the reserve amount on an ANNUAL basis. The document outlining the reserve contribution covers anticipated expenditures for thirty years into the future. We accrue interest on these reserve funds. In 2012 Oceansound's Reserve contribution is \$317,000 -- and it stays the same, \$317,000, for 2013.

Our Operating Budget consists of expenses to operate our association and common areas for the coming year. This includes but is not limited to payroll, insurance, electricity, and outsourced services. The final number incorporates the HOA and Reserve Budget. In 2013 our budget is \$2,972,757.00 which is \$37,135.00 more than 2012.

WHAT WE NEED TO KNOW THIS YEAR

This year the buildings must be painted and water-proofed. This had been put off for a year because the Board decided that redecorating was a priority for 2012 and delayed the repainting for a year. Now we have no choice -- the paint/waterproofing must be done. However, we have in the budget the dollars for changing the wall colors from blue to beige.

All the specifics will be sent to ALL HOMEOWNERS to review and approve. The bottom line is that our condo fees will go up less than 1/2 of 1% - .49%. Congrats and thank you to our Manager Adan Hernandez and all the Finance Committee members, Clemencia de Tobon, (Chair), Giovanni Volpe (Treasurer ex-officio), Alfonso Garcia (Vice President), Hermann Schwynn, Marco Polo, and Sergei Kowalchik (President) -- a job well done!

WELCOME NEW RESIDENTS!

New Owners

Carlos & Patricia Azanza (1st Floor)
Jorge Mejia & Catalina McAllister (5th Floor)
Susan Fox Rosellini (8th Floor)
Richard & Sherry Reed (8th Floor)

New Tenants

Julian Scoth Blackwell (3rd Floor)
Marta S. Lopez (4th Floor)
Urbano Godoy (5th Floor)
Erich Mones Ruiz & Agustina Groppa (6th Floor)

MANAGER'S REPORT:

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Lately debris has been left in the parking garage...so please clean up after yourself and your children.

Please contact the office if you want your door painted at a cost of \$30. If you would like to paint your door, contact the office for the correct color code.



The east and west lobby elevators as well as the gym elevator will be completed by the end of the month.

If you rent the Rec Room, please don't affix things to the walls with tape because it may require re-painting. Please be concerned with the noise from your function so it doesn't disturb your neighbors. Renting procedures are found on our website: <http://www.oceansoundkeybiscayne.com/page3.html>

The wood deck and ramp in the pool area have been treated. New, attractive lounge chairs were purchased and placed around the pool area.

Don't drag or move furniture or vacuum after 10pm or early in the morning. Noise travels very easily between floors, especially hard floors that are not carpeted. Even high heels can be heard late at night.

Please close your apartment door softly so as not to wake your neighbors.

CHILDREN'S CHRISTMAS PARTY!

Santa Claus is coming!!! He'll be in our front lobby on December 11th at 7 pm. All Key Colony children are invited to come and tell Santa what they want for the holidays.

OCEANSOUND JOINS THE 21ST CENTURY! WE'RE TRENDING INTO EMAIL COMMUNICATIONS

After many 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.

The first that comes to mind is 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.

Email 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.

To that end, we're going to spend the year 2013 implementing our email policy. Following is our timeline:

- The first three months we will be acquiring all resident emails and preferences (email vs paper).
- The second three months there will be redundant communications -- both email and paper.
- The end of the year we will only communicate by email with those who have email and paper with those who have requested it.

Following is your responsibility:

- If the office does not have your email, there will be a sign up sheet at the front desk for each condo's preferred email. That is how all Oceansound correspondence will reach you.
- Those who do not have email and wish to have paper communications must let the front desk know - there will be a sign up sheet for that, as well.
- If you have an email registered with the manager's office, you need not do anything.

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 our security/front desk personnel can focus on the safety and comfort of our building.

OCEANSOUND BOARD HIGHLIGHTS:

The Board of Directors approved the 2013 Budget, which will be mailed to home owners prior to November 19th. The increased budget amounts to \$70/year more in maintenance fees for the average unit owner.

Water leaks are a problem for a number of unit owners. The staff is working to rectify these problems.

Hurricane warning procedures:

- Residents are responsible for closing their own hurricane shutters and removing any furniture and/or plants from their patio.
- If there is no one in the apartment and no other provisions have been made, the manager has the right to send staff into the apartment to prepare it for the hurricane. This will cost the resident \$150.

New fees:

- The monthly rent on parking spaces will be \$75. The new charges will be implemented as the lease comes up for renewal.
- The cleaning fee for the Oceansound Rec Room was increased to \$75.

The 2013 election for the Oceansound Board of Directors is set for March 26th.

GREEN LIVING

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8 Ways to Green Your Holidays

'Tis the season to give, celebrate and renew. It only takes a small commitment to protect the environment. Here are eight simple ways you can make a difference this holiday season:



1. Rethink the Gift Wrap

It's time to think outside the box, for real. Not only are most wrapping types wasteful, but it's been done, year after year. Break out of your comfort zone and create some great looks with reuse items found around your house: bows, bags, fabrics, newspaper

comics, magazines, decorative boxes, old maps.

2. Keep the Trees Truly Green

If part of your celebrations include a Christmas tree, choose to recycle it once the festivities are over, find local treecycling centers through Earth911. If you want to recycle your tree, do not use tinsel or spray it with fake snow, as tinsel and white trees cannot be recycled. You can also use a live, uncut tree and replant it after the holidays or just decorate a house plant.

3. Hang Up Your Cheer

Though ornaments have traditionally been used with Christmas trees, they can be hung from any place in the house. String them with lights to dress up a window or hang them outside. Either way you approach it, ornaments are a great craft and reuse project. Make ornaments at home with items you may normally recycle: paper towel rolls, old calendar pictures, holiday wrapping paper.

4. Keep Energy Low & Excitement High

It is easy to let energy get the best of you during the holiday months, but you can fight back with some easy ways to keep the bills down. Use a timer on your house and tree lights to avoid keeping them on all night.

5. Just Call

Some of the best holiday greetings don't come in the form of paper. Forget that card and pick up the phone. It is pretty likely that most of your family and friends would prefer some real talk time over words in a card. If sending cards is part of a die-hard tradition, save old holiday cards and create new ones by cutting the card down. Old cards also make great ornaments. You could also send e-cards and save paper, or you can buy new cards made with post-consumer content.

6. Celebrate in Style

Holiday parties are some of the best times to see friends, share gifts and eat a lot of food. Instead of opting for paper and plastic, use dishes, silverware and cloth napkins instead of disposable utensils and paper products.

7. Shop Smart

This holiday shopping season may be tighter than years past, so it's time to get strategic. Many online retailers not only offer free shipping, but by getting it directly delivered to you, your car can stay parked in your driveway. If you do venture out to the mall, plan a trip with friends to carpool and save resources, and try to consolidate your shopping trips into as few as possible.

8. Resolve That Resolution

Though the New Year is still a ways off, now is a great time to begin planning your changes for 2013. Want to buck that plastic habit, get that commute to be a group affair or increase your recycling efforts? The new year is a national time where change is praised and encouraged. Do some research, and start the new year off with a plan.

Information Source:

<http://earth911.com/news/2008/11/17/8-ways-to-green-your-holidays/>

HOA BOARD HIGHLIGHT:

The Castle survey report is not yet ready and will be reviewed by Legal Council when completed.

EDITOR'S CORNER:

The end of the year is coming around --- which usually means 'gifts' to the staff. Last year we implemented a new procedure which worked fairly well. The co-editors of this newsletter were asked to manage a lock-box in which our residents can place any gratuity they wish for the entire staff.

We will open the box on December 30th, put all the monies together and distribute it evenly among all our very hard workers. We ask that you make the your check out to "cash" because we use a non-Oceansound account to cash the checks.

We do it this way because our Oceansound attorney has asked that we stop the practice of giving the office envelopes with specific names, as it's a 'murky' area when Management is involved in the passing out of end-of-year gratuities.

Please feel free to seek out any special favorites and give them a gift personally. This fund simply makes certain that everyone receives something.

As you consider the amount to give, please remember that each and every employee is an important part of this organization. The editors spent the last year profiling our staff and we assure you that everyone has an important function. Many of the staff are behind the scenes and their job is every bit as important as those on the front line. They, too, should be rewarded for a job well done.

Thank you in advance for your generosity.



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