



OCEANSOUND COMMUNITY NEWSLETTER

September/October 2012

www.oceansoundkeybiscayne.com

PRESIDENT'S MESSAGE:

Sergei Kowalchik
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Hi Everyone,

Last week we "dodged a bullet" named Isaac. I want to congratulate all our residents, our Manager and Staff for the meticulous and thorough preparations for the storm. As every South Floridian knows, "an ounce of prevention is worth a

pound of cure". Well done to everyone! And, remember -- we still have a two more months of hurricane season.

Changing topics: it has come to your Board's attention that there have been no carts available in the lobby for the residents' use. Upon consultation with our Manager, the association purchased two additional carts which are now available.

This brings up another problem created by an irksome minority of our residents . . . the ones who take carts from the lobby for their personal use and don't return them. For whatever reason, they want Security to retrieve them from hallways and elevator lobbies - that is not a productive use of Security's time nor is it part of their job description.

This type of inconsiderate behavior has no place here at our Oceansound home. To that end, the following steps will be adopted:

Step One - This behavior must cease

Step Two - If the behavior continues, Management has been authorized to institute a sign-out/sign-in procedure for the carts with appropriate consequences for those who refuse to return the carts to the lobby.

We have a relatively contented ambience here at Oceansound, so I guarantee you that nobody wants to proceed in that direction. However we will have no option but to do so if this rude conduct does not stop. Therefore we ask your cooperation in returning the carts and observing common courtesy.

In closing; I speak for the Board of Directors, plus our Manager and Staff, in thanking our residents for their cooperation and support in making our Oceansound the enjoyable community it is. We are great believers that a key ingredient is communication - in both directions. This allows issues to be vetted and discussed before they reach a crisis level. Let's keep the dialog flowing so that together we can continue on the path of making our shared home an even better place to live.

Till the next one, Sergei

OCEANSOUND BOARD HIGHLIGHTS:

At the August 21st board meeting Sergei Kolwalchik called the meeting to order noting that all the Board members were in attendance. Dr. Stiles and Marco Polo were phone participants but the discussion was lively through the wires.

The bad news: Unit 624/626 suffered major water damage from a refrigerator leak in unit #724. The residents of 624/626 were out of the country. When their housekeeper discovered water in the house she called maintenance. Because of the path of the leak it appeared to be coming from the washing machine. Maintenance turned off the water and waited for the owner's return. Unfortunately, the leak continued from upstairs, seeping into the corkboard under the wood and into the walls. When the owners returned a few days later, they walked into a veritable flood. They are now undergoing extensive renovations and living in another location.

The Board also heard a presentation from Frances Reaves on revenue options for the Association. This will be discussed by the Board at the September 18th Board Meeting.

Welcome New Residents!

New Owners

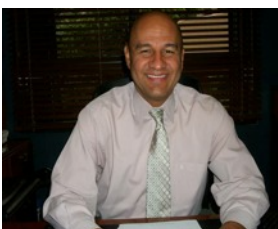
Juan Carlos & Marijke Marquez (3rd Floor)
Maria Percovich (3rd Floor)

New Tenants

Cesar Saldana & Sylvia Herana (1st Floor)
Alfonso Roa & Monica Prieto (1st Floor)
Martin & Claudia Carranza (3rd Floor)
Tanya Harbor (3rd Floor)
Eduardo Carbello & Paulina Marcotti (4th Floor)
Michael Courtney (6th Floor)
Josephine Stevens (7th Floor)
Jose Castellon & Cristina Ciuro (11th Floor)
Marco & Roxana Cobarrubias (11th Floor)

MANAGER'S REPORT:

Adan Hernandez
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Unit #340 has been sold; we will receive all outstanding association fees.

There are no units that have liens.

The air conditioning compressor was recently replaced.

A recent annual inspection of the alarm system was completed; only a few things need to be addressed by individual owners.

An inspection of the sewer system was approved.

There will be an inspection of air conditioning drains in all units. This is done on a periodic basis.

After the Tropical Storm Isaac, it has become apparent that there needs to be a policy set by the Board of Directors about closing of shutters by staff.

The Finance Committee will begin to work on the Annual Budget in October.

If you are going to have a lot of visitors, please let Security know beforehand due to the limited number of available parking spaces.

We will be hiring a new pool attendant.

The last inspection of the elevators occurred on September 7th. Once all mechanical work has been completed, cosmetic improvements will be made. All work will be done by the end of September. Also, work on the gym elevator will be completed by the end of October.

KUDOS TO ELEVATOR TECHS

Did you know that elevators are the most commonly used public transportation? In Oceansound our elevators have an average use of 150 times a day. We press a button and expect to land at the appointed floor --unless there's a malfunction. And, as we all know, after 30 years our elevators were crawling . . . sometimes skipping floors, constantly under repair until our Board contracted with Otis Elevators to modernize our transportation system. And that is how John and Brandon came to spend the last ten months here.



Meet John O'Malley (left in photo), and his partner, Brandon High (right). John is from Pittsburgh -- he moved to Miami many years ago when the steel industry closed down. There was a big Pittsburgh contingency here and John moved because work was plentiful. Brandon is a fifth generation Miamian. Our two elevator techs enjoy the challenge of rebuilding and agree that the new elevator components are the latest technology and will last another 30 years. They also confessed that the Oceansound gig was their favorite! (Are we surprised?)

The men discussed the workings of 'elevator refurbishing' in very interesting ways. First, each elevator is like a kid . . . although they're built in exactly the same manner, each has its own distinct personality. It's like piecing together a puzzle. Each elevator is programmed to work alone, in tandem with other elevators, and to end at certain points in the building for fire and flood. The elevator room, where the guts of the machines are located, is where John and Brandon work their magic. These men tell the elevator what to do and when to do it. All we have to do is push a button and the elevator responds -- that's thanks to John and Brandon.

When asked about this job in particular both agreed that it's the best assignment they've had in the past six years. The staff has been very cooperative and, in John's words, "the staff here are amazingly good and decent people." They discussed our group with admiration . . . not only is our staff friendly, they're also efficient and work pretty hard.

John and Brandon will be leaving us soon -- off to another location for a refurbishment. We know that building will be just as lucky as we've been to have two well trained, likeable "guys" who greet everyone, answer all questions and, most importantly, do a TERRIFIC job. Thank you, Gentlemen.

SPOTLIGHT ON MAINTENANCE

The sky is falling! The sky is falling! Well, at Oceansound that's not a problem --- we have Kenny Garcia and his crew: Omar Isazi, Eric Montenegro, Hanoi Aguilar and Juan Loria to keep the sky from hitting us. Oh, let's not forget Teddy and Juan -- our fabulous landscapers who use the sky to keep our plants green and beautiful (see Newsletter article of March/April 2012).

Let's meet these super men who keep our building and grounds in order:

- Eric is in charge of the pool and assists with the garage and trash;
- Hanoi maintains the the garage and barbecue area;
- Teddy and Juan -- the landscaping along with painting for the barbecue area and trash rooms;
- Omar and Juan Loria -- they do everything else;
- Kenny - he does everything that Omar and Juan don't do, schedules the crew, handles emergencies and is the "middle of the night" person.

Here's what you don't know . . . when hurricanes are imminent it is these men who arrive to close up the building -- no matter when. They also lower the water in the pool, bring in the furniture, secure any potted plants, stabilize the trees, bushes and other flora then show up the day after the hurricane to asses the damage and begin repairs.

When we have leaks from one apartment to the other -- Kenny is the 'water leak master' he will go to the apartments and find the source. (Sounds easy but it's a gift. Water never leaks from the obvious place!)

When we had the HOA mandatory water shut off, it was Kenny and his crew who were here in the middle of the night to run the shut off and make certain our service was returned. In that particular case, the HOA changed the schedule at the very last minute -- nevertheless, Kenny was here.



And, who do we call when we need ANYTHING?!? It's Kenny and his crew!! A BIG thank you, gentlemen, for all you do!!!

Back row: Kenny Garcia, Teddy Martinez, Juan Loria, and Juan Ramos; Seated: Hanoi Aguilar and Eric Montenegro

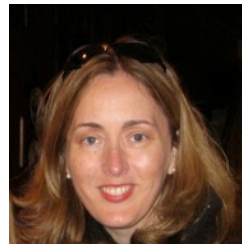
GREEN LIVING

Wendy Rust
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This article's focus is about "shopping green". It provides a helpful list of produce ranked according to pesticide residue plus ways to shop to "reduce, reuse and recycle".

The Environmental Working Group analyzed pesticide residue testing data from the US Department of Agriculture and Food and Drug Administration to come up with rankings for these produce items. This list may prove helpful when deciding which produce to buy organic and which to buy "conventional". The lower numbers have the highest levels of pesticides according to this data.

Organic produce is usually more costly than non-organic, so some people choose to buy organic for items that typically have more pesticide residue. Please see this link for the complete list.



<http://www.ewg.org/foodnews/list/>

Earth911.com's Green Shopping Tips to save money and the environment:

- Buy products in the largest size you can use; avoid excess packaging.
- Buy products in containers that you know you will be able to recycle.
- Buy reusable and long lasting items. (razors, diapers, batteries, cloth towels, etc.)
- Get your children involved in identifying products that can be recycled.
- Visit these links to find out specific tips related to shopping green and reducing your family's impact on landfills.

<http://earth911.com/news/2007/04/26/green-shopping-tips/>

<http://www.epa.gov/osw/education/pdfs/shopping.pdf>

CALENDAR OF EVENTS

- 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
- Oceansound Board Meeting on October 16th at 7 pm in the Recreation Room
- HOA Meeting on October 23rd at 6:30 pm in the Convenience Center

HOA BOARD HIGHLIGHTS:

We are sending out a 23 page "invitation to bid", a sealed bid for Landscaping services to be received before August 24.

We heard presentations from the same management companies that we heard before and are meeting Thursday, August 2 to decide on one for consulting purposes. We only had 5 members at the meeting and wish to have all participate in the decision.

EDITOR'S CORNER

What happened in between unit 624/626 and 724 is a wake up call for all of us. Water can be a deadly destroyer -- whether it comes in the form of a hurricane or an undetected water leak. It is incumbent upon each and every one of us to do our best to make certain all our appliances are in working order . . . be they in the kitchen or bathroom. If we have old appliances, leaks are more prevalent and need more vigilance.

What happened in unit 624/626 was an accident . . . there is no malfeasance on anyone's part. Nevertheless, we need to think about how each of us affect the other. Remember we're one big community and a bit more awareness can only be helpful.



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