

Good afternoon, Oceans Grand!

Thanks to all who made sure we had the keys or code to your unit for our annual fire inspection. There were only 3 units that we could not get into, so I will reach out separately to those owners for re-entry at \$75 each.

We passed our inspection with just a few items needing attention. One of the items that we were cited for is sprinkler heads in the units that had paint on them. Painting sprinkler heads is not allowed, as it could block a sprinkler head from activating in the event of a fire. I will reach out to each owner separately to advise the owners who need to have their sprinkler heads changed due to painting. If you are having your unit painted, please make sure that the painter temporarily covers the sprinkler heads.

We found 24 leaking toilets in 2 stacks when we were searching for the water leak, so the Association is considering having a plumber go through each unit to replace any leaking flappers, as this is too large of a project for our maintenance team to do in a timely fashion. Since our building is starting to get a little older, they will also visually inspect the valves and supply lines to your toilets and washing machine. Replacement of supply lines is at the owner's expense. It is recommended to change the hoses on your washer every 5 years, although some of the newer hoses have a 10 year warranty. Most developers use the rubber hoses because they are more economical, but it is recommended to replace with stainless steel braided like these:

[https://www.amazon.com/2-Pack-Stainless-Steel-Washing-Machine/dp/B06XDN4JZX/ref=sr\\_1\\_3?crid=9IT75KLSAOE6&dchild=1&keywords=auto+shut+of+f+hose+washing+machine&qid=1618250516&srefix=auto+shut+off+hose%2Caps%2C185&sr=8-3](https://www.amazon.com/2-Pack-Stainless-Steel-Washing-Machine/dp/B06XDN4JZX/ref=sr_1_3?crid=9IT75KLSAOE6&dchild=1&keywords=auto+shut+of+f+hose+washing+machine&qid=1618250516&srefix=auto+shut+off+hose%2Caps%2C185&sr=8-3)

You can take it one step further and get hoses with a sensor that automatically shuts off the water in the event of a leak, such as these:

[https://www.amazon.com/2-pack-Flood-Washing-Machine-Built/dp/B07TBJ21K9/ref=sr\\_1\\_4?crid=9IT75KLSAOE6&dchild=1&keywords=auto+shut+off+ho+se+washing+machine&qid=1618250516&srefix=auto+shut+off+hose%2Caps%2C185&sr=8-4](https://www.amazon.com/2-pack-Flood-Washing-Machine-Built/dp/B07TBJ21K9/ref=sr_1_4?crid=9IT75KLSAOE6&dchild=1&keywords=auto+shut+off+ho+se+washing+machine&qid=1618250516&srefix=auto+shut+off+hose%2Caps%2C185&sr=8-4)

And while we're talking about hoses, you should also change the supply lines for your toilets to stainless steel braided and change them every 5 years or so.

This is a very small investment to prevent huge water damage!

Roto Rooter will be here **Tuesday, April 19<sup>th</sup>** to clean the kitchen drains in the 09 & 00 stacks. This will require entrance into units on floors 14, 7 and 3 where the cleanout drains were installed. This will complete the scheduled stack cleaning for this year

Hurricane season begins June 1<sup>st</sup> and runs through November 30<sup>th</sup>. Don't wait until the last minute! You can pick up your Hurricane Pass to get back to home from the City of Daytona Beach Shores and it's good basically forever.

You are cordially invited to join us for our very own "Meet the Mayor" on **Wednesday, April 27<sup>th</sup> at 10:00 a.m.** This is not a political function, but an opportunity to find out what is happening in our community.

The City of Daytona Beach Shores is also sponsoring a Blood Drive on **Tuesday, April 19<sup>th</sup>**. Please see attached flyer for more information.

Happy Easter!