



O-Gram

December 2017

Volume 3 – No. 11

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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CHECK OUR WEBSITE AT: www.OceansGrand.net



HAPPY HOLIDAYS

A. New Members of the Association's Board of Directors. Three members of the former Board of Directors elected to not be candidates for re-election to the Board. Three owners had declared their candidacy so, under Florida Statutes an election was not required, therefore the three candidates became official members. The new members were presented at the Association's annual meeting held on November 6th. In the Board's Organizational Meeting following the annual meeting, the following officers were chosen:

President: Paula Rizzo

Vice President: Philip Day

Secretary: Jo Stevens

Treasurer: Rick Weiss

Director: Wyc Woodfin

The O-Gram salutes retiring directors Bill Stevens, Ron Christopher and Debbie Searcy for their service to our community. Hear! Hear!

B. Oceans Grand Owners Association, Inc. Annual Meeting. Since most Oceans Grand owners *failed* to attend the annual meeting or *failed* to submit a proxy, there was a lack of a quorum present for the meeting. Therefore, no business, other than administrative matters, could be conducted. Your Editor simply cannot understand this lack of interest in the "business" of the Oceans Grand. I would think that since you made a substantial investment to purchase your unit(s) and since each month you pay a maintenance fee of several hundred dollars you would also be interested enough to participate. Tsk Tsk.

C. New President Sets Goals and Objectives. In an interview with President Rizzo, we learned she has definite aims for our facility and the entire Oceans Grand community. You will learn more as the new administration moves forward. She stresses more owner involvement in the Oceans Grand community by participating on committees and attending Board and other meetings. She also wants to keep our residents better informed and she solicits your input.

In an email dated November 24, 2017, our new president said, "Thank you for all the kind words and support I've received since becoming president of the Oceans Grand Owners Association Board of Directors. My goals include insuring a safe and attractive building while protecting and increasing the value of our investments. I am looking forward to our

first open Board of Directors meeting in January 2018. I send you my warmest wishes for the holiday season.....Paula Rizzo

D. Back Up and Running. As you have noted, your Editor has his computer system back in operation after the malicious hacking episode. We lost most of our current files, but we are striving to continue publishing the O-Gram. I must confess I was on the verge of throwing in the towel, but our new Board president convinced me to continue publishing as one of the methods of communication with our owners. This issue will be a bit “thicker” due to the forced absence of the November 2017 edition. *(I wish I was younger and could put my hands around the throats of the culprits who hacked into my system and caused all that grief.)*

E. Light Up the Oceans Grand. In an announcement made at the Association’s Annual Meeting, our Social Committee Chair Lady, Lois Helland, asked for our residents to again “**Light Up the Oceans Grand**” during the forthcoming Holiday season. She stressed the use of balcony decorations, colored light displays or even the switching on of your balcony lights to give the Oceans Grand a festive look.

F. Message from Bill Stevens, Past President. In late October of this year, then Director Bill Stevens, President of the Board of Directors sent input for the planned November O-Gram. Since we were unable to publish the planned O-Gram, we will include his message in this edition. Thanks, Bill.

Behind the Scenes:

At the November 6, 2017 meeting of the Board of directors I will be completing 6 years on the board since 2009 and feel that it is time for other enthusiastic owners to undertake the yoke of leadership going forward. Although the efforts involved with managing and maintaining our \$60,000,000 investment have been well borne by the board members over the years, many owners may not appreciate the investment of time and energy that volunteering for board positions requires.

Personally, I would like to give special thanks to those board members and owners who have made my short eight- month tenure as president tolerable and, I believe, productive.

There is no member of the board who has dedicated more hours to the tasks at hand than Treasurer, Rick Weiss. No matter the task at hand (related to his Treasurer duties or not) Rick was always there to help, advise, suggest and lend his support. His efforts in moving our accounting from the failing outside accounting firm to our control in house were extraordinary. We now have accurate records being properly maintained. Vice President, Ron Christopher is completing eight productive years on the board and is leaving the board at the November meeting. His sage advice over the years has helped keep the OG board on an even keel and he has, personally, lead many efforts to institute changes in procedures, rules and enforcement efforts. He served many of those years as Secretary and I still can’t figure out how he could write so accurately and completely all that was discussed. Director and Secretary, Debbie Searcy, has been a valued asset serving the board especially well in the management of human resources. Although her time on the board has been limited to one term, her contributions and advice in all areas have been invaluable. We wish her the best of luck as she pursues emergent life challenges. Director Phil Day has shown mature advice and judgement that, obviously, comes from past leadership experience. He has a good understanding of needs and requirements of OG management going forward. Past President “Stu” Stewart has continued to serve all of us as writer, editor, producer, etc. of the monthly O-Gram, which would flounder without his tireless efforts.

A special thanks to Shane Payne, our Association Manager since the beginning of the year, for his advice, skill, work ethic, dedication, tolerance, perseverance, leadership, judgement (enough...you get the idea).

With the foundation of Shane as Association Manager, Rick and Phil continuing and the new owners joining the board, I have full confidence that those of us departing are leaving the reigns in competent hands. Thanks to everyone for your support.

Bill

Bill Stevens, President
Oceans Grand Owners Association

G. Board of Directors Meeting Schedules. Our new President has determined that the Association’s effectiveness will be improved if the Board of Directors has their meetings on a regular schedule. The meetings will be held at 10:00 AM on the fourth Thursday of every other month. Please mark in your calendars the dates times of the next two meetings:

- Thursday, January 25, 2018
- Thursday, March 22, 2018

H. Maintenance Tip of the Month – Check Your Heating Cycle. It’s December and we can expect cooler temperatures. You may have to switch your thermostats to “Heat” some evening or morning. Do you have clean filters in your system? Have your vacuumed your outlets? Be prepared.

I. 2018 Budget Adopted. On November 6, 2017, during the Association’s Budget Adoption Meeting, the Board of Directors adopted the 2018 Oceans Grand Owners Association, Inc. Budget. The 2018 budget totals \$ 1,184,566 as compared to \$ 1,177,698 budgeted for 2017. The chart below depicts the major expense items:

ACCOUNT	2018 BUDGETED AMOUNT	BUDGET PERCENTAGE
Maintenance (includes Cable TV and PUD Assessment)	\$ 332,640	28.08%
Utilities	\$ 280,800	23.71%
Reserve Fund Contributions	\$ 266,151	22.47%
Building Management	\$ 150,900	12.74%
Insurance	\$ 130,000	10.97%
Administration	\$ 24,075	2.03%
TOTALS:	\$ 1,184,566	100%

In 2018, there will be no change in the 2017 amounts for your monthly assessments (Condominium Maintenance Fees).

J. About Our Library. This article, prepared by Jo Stevens at your Editor’s request, was also planned for inclusion in the November O-Gram.

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Our library is situated in the Game Room, next to the Social Room, here at our Oceans Grand. The Game Room also includes Table Tennis and Pool (Pocket Billiards) equipment.

About two years ago, because of a plea for help published in the O-Gram, Liz Bennett, Sharon Woodfin, and I volunteered for the project of organizing the library. A that time, the library consisted of one nice bookcase and two small (not so nice) bookcases. There quite a few books (in piles) but there was no organization at all. Two new bookcases were acquired and installed, and the books were separated as to hardcover or paperback and into categories. Thanks to you, our owners, many more books have been donated and there have also been donations of audio books, movies and music. As a result, we are at the point where we need an additional bookcase and maybe even a different location.

The Library Committee is soliciting your ideas and your help, so we can continue to

improve in the future. Please contact me at 386-843-2401, or at PonceBuddy@aol.com if you can help. In the meantime, GO GET A BOOK OR TWO, and enjoy.

Jo Stevens
Unit 1002

Editor's Note. The O-Gram urges the Board of Directors to authorize purchase of an additional bookcase at the earliest, and in the longer run, find an alternate location more suitable for the Oceans Grand Library.

K. Oceans Grand Financial Status as of October 31, 2017. Furnished by Director Rick Weiss, Treasurer, OG Board of Directors.

October Monthly Recap & a YTD Financial Up-date for 2017						
Category	Avg. Monthly Budget	YTD Budget	Outstanding A/R	YTD Actual	Actual Over/(Under) Budget	
<i>Income from Mo. Fees</i>	<i>99,711</i>	<i>997,110</i>	<i>11,492</i>	<i>985,618</i>	<i>(11,492)</i>	
Category	Average Monthly Budget	Current Monthly Actual	Actual Over/(Under) Budget	YTD Budget	YTD Actual	Actual Over/(Under) Budget
<i>Total Operating Expenses</i>	<i>82,286</i>	<i>85,133</i>	<i>2,847</i>	<i>823,585</i>	<i>788,054</i>	<i>(35,531)</i>
<i>Cash available at the end of the month – *Saving \$45,000 & Checking \$38,000</i>						<i>83,000</i>

Reserve Amount Status					
Opening Balance as of 1/01/17	Annual Contribution	Monthly Contribution	Projected Annual Reserve Expense	YTD Dollars Spent	Closing Assets as of 10/31/17
<i>947,880</i>	<i>189,540</i>	<i>15,795</i>	<i>170,000</i>	<i>95,000</i>	<i>1,000,100</i>
7 mo. insurance Loan to operations <i>\$110,418</i>	Monthly payments	<i>15,774</i>	Balance due	<i>+31,548</i>	<i>1,031,600</i>

- Oceans Grand has miscellaneous income (screen repairs - A/C filter & cage purchases - late payment fees etc.) that are not included in the above recap.
- *The plan is to cover 2 large annual expenditures (Otis Elevator service contract for \$25,000 / due April 1st & the 6 insurance policies for \$130,000 / due May 15th) for a projected 2018 total of \$155,000 by making payments into a saving account. The schedule of payments into savings for the balance of 2017 is \$90,500 and starting in January the amount will be \$12,925 per month. This move eliminates the need to borrow money to cover these two annual expenses.
- As of October 31st there were 5-unit owners with past due monthly fees totaling \$11,492. Two owners are 3 or more months past due and have received formal notes and two owners are 2 months late. We also have one-unit owner making agreed upon payments.
- Expanded details are posted in the mail room for your review or you can request a copy via e-mail at oceansgrand@outlook.com.

Recap of the 2018 Operating Budget

Thank you to the Budget committee for all their time and input.

- Al Aldo, Janette Brown, Jerry Friel and Vijay Sheth

Our goal was to prepare a final proposal for the 2018 budget and mail the finished product to unit owners plus send to the Board for their approval.

Three major objectives of this committee were:

- To hold the monthly maintenance fees at its current level.

- Evaluate the status of our reserve account
- Up-date the 5-year plan from the annual reserve study and proposed budget changes

Key line item adjustments:

- Accounting costs - Lowered by 53% or \$7,500 and met our objectives of improving accuracy and timeliness of reports with no negative effect on daily operations
- Staff annual payroll - Up by 3% which includes a wage increase, a pad for turnover & employer taxes
- Janitorial Services - Increased by \$2K to address deep cleaning in common areas
- Landscape Maintenance - Increased by \$3K to address pool and parking deck areas
- Repairs/Maint/Supplies - Based on 2 years of history it was lowered from \$60K to \$50K
- Special Projects - No budget set to increase monthly reserves but will review in 6 mo. to pull dollars from other line items to cover the cost of operational projects
- Insurance policies - Decreased budget by 60K plus opened a savings account to cover 6 ½ mo. of premiums (\$70.5K) for the 2018 policies due in May
- Reserve Fund Contribution - Increased the reserve contribution from \$189,540 to \$266,151 or \$76,611 annually
 - The reserve study recommendation is \$303,400 based on adding the balconies and no adjustment made in 2017
 - The impact to the reserve account: project 2017 end balance of \$980K / drops to \$435K by 2019 / rebuilds to \$765K by 2021 and \$693K at the end of 2022
- Projected Reserve recap as of 12/31/17:
 - Total \$980K / Cash \$180K / Four 2018 CDs due = \$750K / One 2019 CDs due = \$50K / Looking at investing \$125K before the 1st of the year for 2019 & 2020

The budget for 2018 holds current monthly fees at the same amount as 2017 of \$1,196,531 less 1% for delinquent payments.

L. Sliding Glass Door Water Infiltration Problems. During Hurricanes Matthew in 2016 and Irma in 2017, several Oceans Grand units suffered excessive water infiltration around the sliding glass doors. Our Association Manager, Shane, invited a sliding glass door company to inspect the condition of a few unit's sliding doors. The information in this article came from these inspections.

- All sliding glass doors require gaps for the doors to roll freely and that gap can allow water to enter the lower tracks during a storm. The manufacturer takes this into account by including a back splash as part of the overall track design. The flow of water in the track is not necessarily a source of concern especially during heavy rain and driving winds in a tropical weather event. What we should not expect, of course, is for water to flood over the backsplash and onto the flooring.

- Water intrusion can be reduced through proper: Caulking / Weather stripping replacement / Installation of weather pads / Ensuring panel alignment / Ensuring drain channels is clear.

- Sandbags: Sandbags must be used with caution to ensure that water is not unduly "dammed" against the panels preventing drainage and increasing the potential for flooding. Do not place sandbags where they would block drain holes which are designed to allow water to escape.

- Swimming Pool Noodles: Calculate that the volume of water that may be held within the confines of the door tracks and contained by the backsplash is five (5) gallons. Any non-absorbent objects placed within that track now reduces that volume and the water holding capacity of the track. Pool noodles are non-absorbent and so by reducing the volume of water that may be held in the track, noodles allow for a faster overflow of water into the unit. There are disposable “socks” that sell for around \$10.00 which are long tubes of absorbent material that will absorb water that enters the track.

If you are interested in an evaluation of your sliding glass doors by a qualified firm contact Shane for more information.

M. Oceans Grand Emergency Preparedness Plan. President Rizzo has informed the O-Gram that the OG Emergency Preparedness Plan has been completed and will be implemented when necessary. She announced that this plan is not intended to be distributed in our community. It is more of a handbook of the items that need attention before and after an emergency event.

N. Good Neighbor. The O-Gram salutes Terry Smith for the efforts he has expended in the inventory of all installed and non-installed equipment items in the Oceans Grand and the development of a recurring maintenance program for the equipment items. This has been a herculean effort and will pay off in long-term dividends in the future. Proper maintenance procedures performed on a regular cycle is key to proper performance. Great job, Terry! Cheers, Ole and Bravo, Good Neighbor.

O. January 25, 2018 Board of Directors Meeting Agenda Item. As noted in Paragraph G above, an Association Board of Directors meeting will be held at 10:00 AM on Thursday, January 25, 2018. The meeting agenda will be posted in sufficient advance time to meet the requirements of FS 718. One of the highlights of the meeting will be to establish priorities for improvement items contained in the Oceans Grand Five-Year Plan 2018-2022.

P. “Unit” Designation / Terminology. One of things that have “bugged” the O-Gram Editor in the terminology for our **UNITS**. The Oceans Grand is a premier facility. The “name” we use to describe our “unit” is not an appropriate term in my opinion. Should we call them “suites,” “apartments,” or ????? The O-Gram solicits your thoughts.

Q. December 2018 Coming Events:

- Friday, December 1: Condo fee due.
- Saturday, December 2: 4:00 to 6:00 PM - Shores Christmas Parade and Tree Lighting.
- Thursday, December 7: Pearl Harbor Remembrance Day.
- **Saturday, December 9: 5:30 PM – Oceans Grand Holiday Party (*Your Editor loves the gift exchange*).**
- Wednesday, December 13: First Day of Chanukah / Hanukkah.
- Thursday, December 21: December Solstice (First day of Winter). *Get out your winter clothing and have your snow tires mounted.*
- Sunday, December 24: Christmas Eve.
- Monday, December 25: Christmas.
- Tuesday, December 26: Kwanzaa.
- Sunday, December 31: New Year’s Eve.

R. Words from the OG LCET. Our Lead Condominium Engineering Technician wishes to “make his day” by positively identifying the resident(s) who are disposing of their cigarette

butts and chewing tobacco “chaws” in the first-floor stairwell. Disgusting behavior, your Editor would say. The LCET’s words were not as kind.

S. Contractor and Vendor Directory. In the September 2017 issue, we made a pitch for the development of a Contractor and Vendor Directory which would list activities such as carpet installers, cabinetmakers, electricians, plumbers and other crafts and trades recommended by our owners. We haven’t heard from anyone, so we will start the process by listing two that we like.

a. About three months ago, our old RCA TV failed. We wanted to purchase a “Smart TV” and we wanted it delivered and set up. A friend here in the Oceans Grand recommended that we look at Royal Electronics of Volusia County located at 705 Samms Avenue, Suite H in Port Orange (behind the US Post Office on Dunlawton). They sell and service LG TVs and service LG appliances. We purchased a TV and made an appointment to have it delivered and set up two days later. The technician arrived two minutes before the appointed time and efficiently set up the system and gave us instructions. We also elected to have our LG refrigerator serviced since the ice maker was “acting up.” The technician arrived the next day exactly on time. He swiftly diagnosed the problem and completed repairs. We would recommend them to you.

b. When my computer system was hacked, I needed help. I contacted one of those chain activities who specialize in solving your problems by remote access. It didn’t work at all after several hours of “fiddling” with my system. I was finally able to get a technician to come to my residence. The young man turned out to be a wizard. I heartily recommend him.

- Larry the Tech Guy. Phone: (407) 404-2791. Email: larry.w@techie.com

T. Plastic Bags in Recycling. We continue to note an abundance of plastic bags in the recycling bins. Those land fill operators who get paid by the load or by the ton appreciate your help. AS WE HAVE NOTIFIED YOU PREVIOUSLY, ALL RECYCLING MATERIALS CONTAINED IN PLASTIC BAGS ARE DIVERTED TO A LAND FILL. You are not recycling, you are just being irresponsible by contributing to environmental problems associated with overuse of landfills.

U. OG Board of Directors Update. See the attachment on page 9.

V. Who is the O-Gram Editor? After the special edition issued to announce that a November issue could not be published, one of our relatively new owners asked me for more details about the computer hacking. I explained it and then he asked about my previous experience in the newspaper or magazine field. I advised him I had none....I was just an old retired military aviator. If you are the slightest bit interested, I spent 37 years in a US Air Force uniform. I was a pilot and accumulated several thousand flying hours in aircraft from jet fighters to four-engine airlifters. I spent 8-1/2 years in the Washington DC area, six of which were in the Pentagon. During my service, I was assigned mainly to the aircraft operations fields but also served 15 years in Air Force Civil Engineering. I retired from the Air Force in 1991 at age 60 with the rank of brigadier general and wearing Command Pilot wings. I am a native of the State of West Virginia and was educated at Marshall and West Virginia Universities. Pat, my wife of nearly 64 years, and I have a daughter, three granddaughters and a 13-month old great-grandson. I served four years as president of the Oceans Grand Board of Directors (2012-2016). We love living here.

W. Changes to Florida Statutes, Chapter 718 (Florida Condominium Act). The State of Florida has some of the strictest and most detailed laws in the nation regarding regulation of condominiums. In this past legislative session, numerous changes to Chapter 718 were enacted. I have noted some of these changes in previous O-Grams and, in future editions, we will provide more detail.

By the way, we have heard some of our owners refer to “our homeowners association.” The Oceans Grand Owners Association, Incorporated is *not* a homeowners association or HOA. We are a condominium owners association. Chapter 718 is our governing law. Chapter 719 applies to Cooperatives and Chapter 720 contains provisions applicable to Homeowners associations. Other chapters have been enacted to govern Timeshares and Mobile Home parks. Some provisions of the separate statutes are similar but they are still different.

FS, Chapter 718 requires that all newly elected Board of Directors members to either attend an approved training course or read and be familiar with the Condominium Documents which include the Declaration of Condominium, Articles of Incorporation and the Bylaws. Each director must certify, in writing, that they have complied with this part of the statute. *(After July 1, 2018, this certification must be posted on the association’s website.)* I also urge each Board member to be familiar with FS 718.



A point to ponder: All of us could take a lesson from the weather. It pays no attention to criticism.

Farvel-----“Stu” Stewart, Editor - “O-Gram”

The Oceans Grand is an interactive community of residents living in relative close proximity. Our goals are to maintain an attractive, clean, quiet, *safe* and *secure* place to live, to instill pride of ownership and to ensure our condominium remains a high quality real estate investment. We strive for harmony among our residents.

Emergency Telephone Numbers

For any life-threatening emergency requiring Fire, Police or EMT Service, dial **911**.
For after-hours matters concerning emergency building repair only, contact **386.214.7493**

A Special Communication from Your Board of Directors

1. The 2017-2018 Oceans Grand Owners Association, Inc. Board of Directors:

Position on Board	Director's Name	Email Address
President	Paula Rizzo	pdburky@yahoo.com
Vice President	Phil Day	pvday3@gmail.com
Secretary	Jo Stevens	poncebuddy@aol.com
Treasurer	Rick Weiss	rwlw4@yahoo.com
Director	Wyc Woodfin	s53woodfin@gmail.com

2. Association Manager:

Name	Office Telephone Number	Email
Shane Payne	386.944.2600	oceansgrand@outlook.com

3. Committee Assignments. The Board is seeking volunteers for the committees listed in the chart below. There is a sign-up sheet in the Mail Room. We solicit your participation.

Social Committee	Budget Committee	Communications Team
Exterior Appearance Team	Interior Building Team	Library Team
Maintenance Support Team	Rules Violation Committee	

4. Updated Status Report from Your Board: This is a recap of major changes to the adopted 2018 budget compared to projected actual expenses.

a. During a Closed Meeting convened on November 15, 2017, the Board voted, that effective January 1, 2018, to discontinue offering health insurance to employees. The Board also voted on a compensation plan to assist them with the transition. All employees were notified of the action on November 16th.

b. Reasons:

(1) If the Association offers a Health Insurance Program, current law requires us to pay 100% of the premium costs. The cost of coverage increased by 11.2 in 2017 and is projected to increase another 14.5% in 2018. The cost of the program for two employees in 2017 is \$16,768. If all three staff members had been insured, the cost to the Association would have been \$23,525 in 2018.

(2) An employer insurance program does not allow us to participate in the subsidies based on income under the provisions of the "Affordable Care Act."

(3) We have increased the staff's hourly rate of pay for 2018 to assist them during the transition to a different healthcare insurance program plus we included a three percent cost of living adjustment. The end result of these changes will be that staff salaries will become a fixed cost and not a double-digit inflationary increase.

(4) The projected payroll cost will now be \$141,400 instead of the \$127,375 adopted for the 2018 budget on November 6, 2017. The health insurance line item will now be zero rather than the originally budgeted \$23,525. The impact will be a savings of \$9,500 which can be used for special improvement projects or adding more funds to the reserves.