



O-Gram

March 2016

Volume 2 – No. 4

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

A. Maintenance Tip of the Month – Air Handling Units. This is a repeat reminder from an earlier edition. We are including it again because we are approaching that part of the year when you will be using the cooling cycle. We presume (hope) you are already performing periodic maintenance on the system. Having clean filters is essential for your system. If you have replaceable filters, check them at least monthly and replace them as required. Filters are for sale in the office. If you have the washable type, rinse them off in the shower. Allow them to dry thoroughly before reinstalling them. You also need to ensure that mold is not clogging the condensate drain. You will find the condensate drain on the front of the air handling unit. There is an insulated PVC pipe with a plug installed. The plug will probably be cast metal with a square fitting. Turn the plug counterclockwise (CAREFULLY) to remove it. Then pour about a cup of household bleach into the drain (use of a funnel is recommended). Then replace the plug. Finger tight is sufficient as there is no pressure on this drain. While you have the door open, it's a good time to visually inspect the unit looking for leaks, loose electrical connections and other defects.

B. Fine System for Rules Violators. During the Board of Directors Meeting on February 25th, the situation of so many violations of rules being committed and the fact that we have no way of enforcing the published rules arose again during the owner member comments portion of the session. Continued pleas for adherence to rules are being ignored by a small number of residents but the violations affect the vast majority. We therefore will consider implementing a fine system as authorized in Chapter 718 of the Florida Statutes. A fine system was considered some years ago but was never implemented. Fortunately some owner members who were part of the committee that developed the original proposal kept their records and have offered them as a beginning point for a new proposal. If the system is implemented, Owner Members will be expected to volunteer to be part of the compliance and hearing review committees. Director Ron Christopher has offered his services as the Action Officer for development of the proposal and it will be considered at a future Board of Directors meeting.

C. Oceans Grand Social Committee. Exciting events have been planned and arranged by this dedicated and innovative organization:



Saturday, March 12, 2016. The much anticipated annual *St. Patrick's Day* function with your favorite Irish foods (Corned Beef, Cabbage, Potatoes, Carrots and Irish Soda Bread) and sing-along music by Cathy & Gary. Bring your own Jamison (or Guinness, Harp or Murphy's). Wear Green and watch out for the little people.



Saturday, April 9, 2016. A gala *Tenth Birthday Party* for the Oceans Grand. Dinner will be catered by the very popular Aunt Catfish establishment. Music will be provided Mark Vennari (The "Pittsburgh Piano Man"). The committee desires that our attire be a bit more upscale than usual. That doesn't mean long gowns for ladies nor top hats and tails for gentlemen. It does mean more than cutoff jeans and flip flops. "*Dressy Casual*" is the term used by Madame Chairman Lois Helland. Thanks to this vibrant social committee we have a *grand* occasion to celebrate our community

D. Balcony Railing Recoating. We have not forgotten those units who indicated their balcony railings had been damaged and were in need of recoating. Our CAM has been coordinating with our preferred contractor and we expect the work to proceed very soon.

E. Security Cameras Video Channel. Due to some technical, scheduling and coordination problems, we have been delayed in getting the channel included in the AT&T U-Verse Television Lineup. We hope to have it included very soon.

F. Loading/Unloading Zone Abuse. In the Board meeting on February 25th, an owner member presented a carefully worded complaint about the residents who consistently violate the 30-minute rule in the Unloading/Loading Zones, He pointed out those who leave their vehicles overnight, those who leave their vehicles there for several hours and those who tend to use the spaces as overflow handicapped spaces. The Board of Directors presented strong warnings that more attention will be paid and that vehicles will be towed in the future. Is it worth the considerable cost of towing for you to violate the time limit?

G. Contractors and Craftsmen. Some owners have had great experiences with contractors and craftsmen they have engaged to perform work within their units. Other have had less than great experiences. Director Fisher recommends we maintain a directory of recommended contractors/craftsmen as well as a directory of Not Recommended. Please e-mail us with your input. Include the name of the company or craftsman and include their specialty, e.g., Plumber, Electrician, Tile Installation, Flooring, Carpet Laying, etc. Indicate which list to include them on.

- And mentioning contractor activities, in order to maintain our level of Insurance Best Practices, which lowers our insurance premiums, the Board of Directors, in session on February 10, 2015, adopted rules requiring that contractors, vendors or other third-party coordinate with the CAM and execute a "Hold Harmless Agreement." When work is performed on a unit, the unit owner is responsible for ensuring this action is complete. Please see Attachments 1, 2 and 3 to this O-Gram.

H. Carpet Replacement Project. At the Board Meeting, Director Searcy, the board's action officer for the carpeting project, presented quotations from a number of firms for different types of carpeting such as carpet squares and broadloom. After *considerable* discussion and owner comments, the board made a selection for the 2nd Floor. The Main Lobby, Association Office, Elevator Lobby and Corridors will receive new carpet. It was agreed that the 2nd Floor will be a "test" installation. After the "test period" is finished, we will proceed with carpet replacement on the 20th and 21st floors. Other floors and areas are

included in the Five-Year Plan. Director Searcy has organized a team of owner members to recommend colors and related matters. We learned that, unfortunately, we will not, at this time, be able to replace the faded and discolored divider strips on Floors 3 through 19. The replacement strip carpet would be considerably thicker and, thus, would create a tripping hazard. We ask for your understanding as it would not be fiscally prudent at this time to replace carpeting on all floors.

I. Five-Year Plan. Also in the meeting on February 25th, the Board approved the Five-Year Plan for the period 2016 – 2020. The plan supplements the statutory mandated Reserve Study, identifies capital-expenditure projects to enhance the Oceans Grand and also identifies high-cost maintenance requirements. A copy of this plan is available in the Association office for your review. We thank the committee members for their efforts.

J. Corporate Involvement. The Oceans Grand Owners Association is a corporation. Unit owners are the major part of the corporation and must be involved for it to properly function. As unit owners, they are also part-owners, in common with others, of the Oceans Grand structure, its common areas, furnishings and equipment. Board of Directors members are elected to be your representatives and are therefore actively involved in the decision making process. The board, remember, are all volunteers. The board cannot, by themselves, handle the myriad of activities that keep the association viable. Thank goodness we have owners who volunteer to serve on committees and teams such as the Social Committee, Director Searcy's NAN Team, the Budget and Five-Year Planning Committees, the Library Team, the Janitorial Services Contract Monitor and other vital services. There will be more opportunities for you to increase your corporate involvement if the Fine Penalty Program is adopted. WE NEED YOU!

K. Pet Orientation Program. Rick and Lynn Weiss have volunteered to provide recommendations to improve the pet orientation program and have even offered to assist in the conduct of the orientations. The Board president is preparing a directive to charter the effort. Their recommendations will be considered by the Board of Directors. It is a "given" that pet owners must better understand their responsibilities and obligations.

L. Nearby Attractions. Director Cliff Fisher has reminded us that this area has numerous interesting and educational attractions that many of our newer residents may not be aware of. He listed some such as the Museum of Arts and Sciences (which includes a state-of-the-art Planetarium plus the Cici and Hyatt Brown Museum of Art), the Marine Science Center, the Marine Discovery Center, the Maritime Museum, Cracker Creek (Gamble Place, of the Proctor & Gamble firm), Lyonia Preserve, Lillian Place not to mention the numerous springs; Blue, DeLeon, Alexander, Silver Glen, Gemini, etc. DeLeon Springs has a restaurant which has griddles at the tables and you can prepare your own pancakes. Blue is famous for its Manatee habitat and has been included in Jacques Cousteau's writings. Director Fisher suggests that we ask our owner members to review these attractions as an ongoing feature in future O-Grams as a service to our community. Who wants to be first?

M. "Think of Your Neighbor." During the February 25th Board meeting, Director Searcy presented a thoughtful message on common courtesies that should be observed. Please see Attachment 4.

N. Ban on Tenants Having Pets. One of the owner-submitted agenda items for the February 25th meeting proposed a ban on any tenants from having pets in the Oceans Grand. Action on this matter was deferred pending obtaining a legal opinion. One of our owner members, a member of the legal profession, stated that another condominium in the area imposed such a rule and became immersed in a number of expensive legal battles in regard to the rights of owners and similar issues. They finally repealed the rule.

O. Message from the President, Board of Directors (Apology and “OpEd”).

Apology. Unfortunately during the board meeting on Thursday night, February 25th, I lost my composure as well as losing control of the meeting. (Members who attended must admit that, at times, it was a raucous session.) I uttered some remarks that should not have been spoken and I made the mistake of failing to exercise judgement in the application of parliamentary procedure. I will endeavor to avoid such lapses during the remainder of my term as a member of the Board of Directors.

Opinion. I was surprised (and in some instances, shocked) at some of the statements and comments that were offered during the meeting. Some, in my personal opinion, were vitriolic to say the least. I have always been proud to say that the Oceans Grand was one of the best governed, maintained and managed condominiums in the area. Now, it appears, and based on the critical comments of some, that is not the case. I can guarantee you that the Board of Directors, the CAM and our maintenance staff exert a lot of effort to ensure that the Oceans Grand is a *grand* place to live. These efforts, apparently, are insufficient. I trust we will have a large number of owners who declare their candidacy for Board of Directors seats in the election later this year.

Observation: A truly happy person is one who can enjoy the scenery on a detour

*Uz redzēšanos..... “Stu” Stewart, President, Board of Directors
(Ask Yanis for translation)*

This issue has 4 Attachments:

1. Checklist for Contractors, Vendors and Other Third-Party Providers Performing Work In or on Oceans Grand Property
2. Guidelines for Contractors, Vendors and Other Third-Party Providers Performing Work in or on Oceans Grand Property.
3. Hold Harmless Agreement
4. Common Courtesies (“Think of Your Neighbor When.....”) [by Director Searcy]

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.

**CHECKLIST FOR CONTRACTORS, VENDORS AND OTHER
THIRD-PARTY PROVIDERS PERFORMING WORK
IN OR ON THE OCEANS GRAND PROPERTY**

Contractor:

Work to be Performed:

Work to be Performed:

() On Oceans Grand Property for the Oceans Grand Owners Association, Inc.

() On Unit No. _____ for _____ Unit Owner

REQUIREMENTS

1. () Present contractor with Guidelines handout.
2. () See evidence of license issued by City of Daytona Beach Shores, Florida.
3. () See evidence of insurance.
4. () See evidence of Workman's Compensation coverage, if applicable.
5. () Obtain copy of permit issued by City of Daytona Beach Shores, Florida (if the work to be done requires a permit).
6. () Have contractor execute a Hold Harmless Agreement.
7. () Issue Parking Permit, if required.

8. () _____

Date:

04/10/2014

ATTACHMENT I TO MARCH 2014 O-GRAM

GUIDELINES FOR CONTRACTORS, VENDORS AND OTHER THIRD-PARTY ACTIVITIES PERFORMING WORK IN OR ON THE OCEANS GRAND PROPERTY

These guidelines apply to all work being performed by contractors, vendors and other activities, including moving companies, performing work in the Oceans Grand or on the property of the Oceans Grand. It applies to all work projects / activities performed for Oceans Grand unit owners and for work being done for the Oceans Grand Owners Association, Incorporated.

1. **Primary Point of Contact.** Ms. Pam Pope, Oceans Grand Community Association Manager (CAM), Telephone: (386) 944-2600. The office is on the second floor of the Oceans Grand. Coordination must be established prior to commencement of work.
2. **License and Insurance Requirements.** As stipulated in the Code of Ordinances (Municipal Code), City of Daytona Beach Shores, Florida, all businesses and occupations, as applicable, must be licensed to perform work within the city. The contractor, vendor or other third party provider shall also present evidence of insurance and, as applicable, workman's compensation coverage, prior to commencing work.
3. **Work Permit.** If the work to be performed requires a permit issued in accordance with Section 5-3 of the City of Daytona Beach Shores, Florida Municipal Code, a copy of the permit will be provided to the Oceans Grand CAM prior to commencing work.
4. **Hold Harmless Agreement.** Contractors, vendors and other providers must execute a Hold Harmless Agreement prior to commencing work. This agreement indemnifies the Oceans Grand for acts of negligence or omission.
5. **Work Requirements:**
 - a. **Delivery of Materials.** All large pieces of materials or equipment shall be delivered to the driveway at the entrance to the Parking Garage. Do not block the driveway or garage entrance. Materials or equipment in pick-up size trucks may enter the parking garage and use one of the 30-minute Loading / Unloading spaces. Longer term parking, if necessary, may be authorized by the CAM who will issue a permit. Permits must be displayed on the vehicle.
 - b. **Hours of Work and Noise Abatement.** Extensive alterations or repairs which create substantial noise is restricted to the hours from 9:00 AM until 5:00 PM. Work shall be performed in such a manner to cause the least possible disturbance to Oceans Grand residents.
 - c. **Transport of Materials Within the Oceans Grand.** Contractors are responsible for moving their materials and equipment within the Oceans Grand in such a manner to avoid damage to elevators and other areas.. Do **not** use luggage carts. Use dollies, flatbed carts or other appropriate materials handling equipment.
 - d. **Dust Abatement.** Contractors are responsible for establishment of controls to prevent excessive amounts of dust generation. Pay particular attention to avoid tracking of dust on corridor carpeting.
 - e. **Waste Disposal.** Contractors are responsible for removing all waste and debris. Do not dispose of debris by placing it in the Trash Chutes or other Oceans Grand waste or recycling containers. You are responsible for removing it from Oceans Grand property.
 - f. **Contractor Employee Parking.** Do not park on the driveway to the Parking Garage. Use the Parking Deck for employee parking.

04/10/2015

ATTACHMENT 2 TO MARCH 2016 OGRAM

HOLD HARMLESS AGREEMENT

**Indemnity to Oceans Grand Owners Association, Incorporated
And
Oceans Grand, a Condominium**

Indemnity: To the fullest extent permitted by law, the insured and licensed CONTRACTOR listed below, agrees to Indemnify and hold the Oceans Grand Owners Association Board of Directors, Oceans Grand unit owners, their tenants and guests, and management and employees of Oceans Grand, a Condominium, harmless for all claims for bodily injury and property damage that may arise for the performance of work in connection with

To the extent of the negligence attributed to such acts or omissions by CONTRACTOR or anyone employed or subcontracted by CONTRACTOR.

Community Association Manager
Oceans Grand, a Condominium

Date

CONTRACTOR _____

By _____
Date

ATTACHMENT 3 TO MARCH 2014 O-GRAND

COMMON COURTESIES TO BE EXPECTED IN THE OCEANS GRAND
(Think of Your Neighbor When.....)

By Director Debbie Searcy

.....WHEN UNLOADING YOUR VEHICLE IN THE PARKING GARAGE: For instance, it is extremely inconvenient to wait in the driveway lane while someone is unloading their vehicle by the doors to the Ground Floor Elevator Lobby. Once you opt to take that lane, you have no choice but to wait. Drivers wishing to unload should use an Unloading/Loading Space if one is available or, at the least, move your vehicle a bit forward from the doors and to one side allowing other vehicles to pass.

.....USING SHOPPING AND LUGGAGE CARTS: Return carts to the parking garage level. Some are being left on the parking deck exposed to rain and the strong winds (THIS IS A HUGE ISSUE WITH THE STRONG WINDS WE OFTEN ENDURE.) Don't leave them in your floor's corridor or in your unit awaiting an accumulation of recyclables.

.....UTILIZING YOUR BALCONY: Anything left on your balcony in high wind conditions will more than likely end up on some other balcony or other locations of Oceans Grand property. Please don't leave trash, ash trays, empty containers, etc. outside. Remember, no hanging laundry or beach towels on balcony railings....AND NO GLASS-TOPPED TABLES.

.....YOU SEE REFUSE LYING ABOUT IN COMMON AREAS: There are numerous refuse containers and receptacles at various locations in the Oceans Grand. Be part of the solution and pick up bags, wrappers, etc. when you see them. Remember, smoking is prohibited in common areas. Our Maintenance staff has enough responsibilities without serving as janitors to police up after negligent residents and their guests.

.....IF YOU HAVE A SPILL IN THE PARKING AREAS: Make every effort, please, to clean up any spills created while removing items from your vehicle (laundry detergent powder, dog food, jars of food products, etc). In the very least inform the office or someone on the Maintenance staff is they are on duty that you require assistance. Accidents can happen....just don't leave it.

.....AND BE DILIGENT TO SAVE \$\$\$: Reduce our utilities costs by turning off lights when exiting the Mail Room, Storage Areas, Trash Rooms and other common areas that are not in constant use.

.....DEPOSITING MATERIALS IN RECYCLING BINS: Break down cardboard boxes; don't put air conditioning filters or other non-recyclable items in the bins. You can bag such items along with fluorescent bulbs (not furniture) and place them at the door of the Trash Room on the Parking Garage Level.

- Observe the Rules & Regulations. A copy is available on the Oceans Grand website and printed copies are available in the Association Office.

- THERE ARE FORMS AVAILABLE TO REPORT COMPLAINTS OR VIOLATIONS. USE THEM!! WE CANNOT ACCEPT ANONYMOUS COMPLAINTS/REPORTS OF VIOLATIONS HOWEVER BE ASSURED THAT ALL REPORTS WILL BE HANDLED WITH THE UTMOST DISCRETION.