



O-Gram

June 2019

Volume 5 No. 2

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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A. O-Gram, finally: If you have been wondering when the next O-Gram was coming out, it looks like this will be a bi-monthly publication. If you have any ideas to pass on, please feel free to send them to me, Val Smith, at my email address: tvssog902@gmail.com. I welcome your input!

B. Message from our President, Paula Rizzo: Happy Summer! June is the official start of hurricane season. Hurricane preparedness information is available on our website. Please take a moment to look it over. Hopefully, we won't need it this year. Outdoor lighting has been improved on the exterior on the ground level along the North and East sides of the building.

Welcome to all our new residents. We all look forward to knowing you better. A few things to remember: If you see an open door, close it. Don't "hog" Handicapped Parking spaces. Remember to ask before you yell. If you see something that looks "wrong", call 911. Waiting until the next day to report an event to the staff doesn't solve anything. If you are traveling please stay safe and we will be here when you return.

My best, Paula Rizzo

C. Social Committee Update from Chair, Barb Underland: The Social Committee held our annual Jimmy Buffet dinner on April 27, which was arranged by Patty Guinther, Esther Luppino and Judy Thomas. 50 people attended for an evening of good food and fellowship. Thanks to the gals on the social committee, to Gary and Kathy Duesberg for the music and entertainment (with their special surprises), and to Ray Adams, manager of Gordon's Foods on International Speedway, who donated desserts for the party. Our next events include Octoberfest, cocktail party and our annual Holiday Party. We would also like to welcome our newest member to the committee Jane Parkinson. We hope everyone will come out and enjoy the opportunity to socialize and meet your neighbors. Please feel free to contact me with any suggestions or comments, Barb Underland, 708-473-6065.

D. Greetings from the Landscape Committee by Jo Stevens: Barb Underland, Lynne Weiss and I continue to work with the planters on the social room deck, by the garage and trash area. All three areas have been replanted and we continue to take turns watering by hand as needed. Since the pool renovation has been finished, we hope to see some additions to the landscaping in that area very soon. Of course, we can't wait until the upper parking deck is redone and the landscape problems are addressed. Input from other owners is welcomed, so please let one of us know if you have ideas. Have a good summer, Jo.

D. OG Inc. Financial Status and Treasurer's Report from Ed Everts: Greetings from Nebraska where my 50th high school reunion which took place May 25th in Geneva, Nebraska. We'll be back in Daytona Beach Shores in mid-July. The following updates the Treasurer Report with Income and Expenses through April 2019:

Oceans Grand Treasurer's Report					April 2019	submitted 5/24/2019
INCOME	YTD	Actual	Better/(Worse)	B/(W)	Comments if over 5% difference	Annual
	2019 Budget	Through 4/30/19	Than Budget	Percent		INCOME 2019 Budget
Maintenance Fees/Income	\$ 398,843.67	\$ 404,987	\$ 6,143	2%		\$ 1,196,531
EXPENSE						EXPENSE
Administration	\$ 8,717	\$ 5,982	\$ 2,734	31%	Several expense items will be later in 2019	\$ 26,150
Building Management	\$ 48,333	\$ 48,863	\$ (530)	-1%		\$ 145,000
Maintenance	\$ 47,717	\$ 45,725	\$ 1,991	4%		\$ 143,150
Cable TV Expense	\$ 40,333	\$ 41,966	\$ (1,632)	-4%		\$ 121,000
PUD	\$ 22,680	\$ 22,680	\$ -	0%		\$ 68,040
Total Maintenance	\$ 110,730	\$ 110,371	\$ 359	0%		\$ 332,190
Insurance	\$ 43,333	\$ 39,969	\$ 3,364	8%	Contract signed in May - will be better than budget	\$ 130,000
Utilities	\$ 92,833	\$ 86,210	\$ 6,623	7%	Expenses lower than expected so far	\$ 278,500
Total Operating Expenses	\$ 303,947	\$ 291,396	\$ 12,550	4%		\$ 911,840
Reserve Contribution	\$ 88,800	\$ 88,800	\$ -	0%		\$ 266,400
TOTAL EXPENSE	\$ 392,747	\$ 380,196	\$ 12,550	3%		\$ 1,178,240
\$ 18,693 Net better than budget						

Treasurer's Report for April, 2019: Not much to report as it's early in the year and we are either at or better than budget in most categories. The insurance contract has been renewed in May and will continue to result in better than budget numbers for the year. I'm not going to detail the Reserve Fund each month unless there are significant differences from what was anticipated in the year-end report. At this point there are none.

Respectfully submitted,
Ed Everts, Treasurer - Oceans Grand Condominium Association

E. Update from our Manager, Shane Payne: The pool and spa are open! The renovations include new dark blue tile, re-coating of the pool interior, pressure cleaning of the coping, a new heated shower and new LED lighting. The same company that built our pool, Blue Ribbon, performed the work and did a nice job. Still to come is landscaping and flowers around the pool deck. Many residents used the pool over the Memorial Day weekend.

A large repair/improvement planned for the upper parking deck has been delayed while I continue to search for reasonable bids and explore options for the best coating.

Hurricane season is upon us. Please be sure to remove all your patio furniture and plants if you plan to leave for an extended period of time.

F. Oceans Grand Interior Building Committee, Pat Colgin: As of this date the committee, first formed June 1, 2018, has managed to see many improvements to our common areas completed as a result of this committee's efforts. As you will see, we exist to assist the Board of Directors of our Association in matters concerning our common areas throughout the building. We are not a decorating committee as many owners have mistakenly come to understand. We only make recommendations, based on our research, directly to the BOD.

We made recommendations as to which floors most needed replacement hall carpets. The 2018 budget allowance for that project carpeted floors, 1-4-11-18. The 2019 budget allowance is for floors, 10-12-14-15. We do not have the schedule from Management as to when the next of those floors will be re carpeted.

The following projects were suggested to the BOD who then requested our Management to have staff complete #'s 2 and 5. All the rest of the projects have been contracted out to professionals.

1. Upholstery in our lobby was steam cleaned.
2. The backs and seats of the chairs in the Social Room were steam cleaned.
3. The leather chairs in each lobby floor were evaluated for repairs to maintain them.
4. The grass cloth on the walls in floor lobbies was discovered to be getting damaged by persons slamming the chairs into the wall and the suggestion to install chair rail to protect same was made.
5. The old wallpaper in the first and second floor lobbies as well as the hall in the Social Room was removed by our staff and those areas repainted in the original color pallet in order to prevent the need to repaint all those other common areas.

6. WE NEGOTIATED AN AGREEMENT WITH WALLER INTERIORS TO PROVIDE LICENSED INTERIOR DESIGNERS TO OVERSEE OUR REDECORATING NEEDS ON AN AS NEEDED BASIS AS FUNDS ARE AVAILABLE.
7. As a result of the above agreement we were able to have chair rail installed in each of our elevator lobbies. This project is still having some finished work completed.
8. And we were able to have our first and second floor lobbies redecorated with Wainscoting and mirrors to provide the classic, timeless décor this building has needed.

We hope to address the Card Room, Social Room and Lobby, as funds are available.

Pat Colgin, Chairperson; Carol Christopher; Lynne Weiss

G. Maintenance tip from Garrett Wilson: If you are leaving your apartment for an extended period of time, I would advise that you shut off your water to avoid leaks in your absence. Also, you may wish to have someone check on your appliances while you are gone.

H. Additional Tips from Feature Resident, Gerry Boocock: 1) You might want to check your Condo Insurance Policy for "Loss Assessment Coverage". It covers you in case of an assessment arising out of claims involving the building or its common areas. The HOA has its own insurance that covers incidents outside your personal unit. However, sometimes claims can exceed the HOA master policy limits resulting in an assessment to the owners. An example would be in the case of a hurricane that resulted in damages exceeding the policy limits of our HOA Master Plan. The cost of this coverage is usually quite affordable.

2) Concerned that your Water Heater might leak and cause damage to your unit or units below you? An audible alarm is available at Lowes or Home Depot that detects the presence of water in the tray under your water heater and sounds an audible alarm that can be heard in neighboring units. Cost is less than \$13. Usually, it is available in the Water Heater or plumbing section of the store.



I. Interview with New Resident, Jean Dandorf: Please meet new resident Jean Dandorf, #1405. Jean moved to Oceans Grand a little over 6 months ago and says her move to our condominium from her Port Orange home was a welcome surprise. She is enjoying the easy-maintenance of condo life as well as the social opportunities our location offers.

Before moving to our area, Jean retired from the Broward County School Board where, as we discovered, she worked with my father, Robert Paine, in the early 1970's (it's a small world!). She has 2 children, a daughter and son-in-law who live in Venetian Bay (New Smyrna) and a son who lives in Arizona. She also has 4 grandchildren and 1 great-grandchild with another on the way.



Jean is an accomplished watercolor artist and has many of her paintings in her lovely home. She is pictured here with a watercolor of sailboats in Lahaina, and old whaling village in Maui, Hawaii. Her works consist mostly of famous places she and her deceased husband visited while travelling. She is a member of the Ponce Inlet Art Guild and P.O.R.T., Port Orange Recreational Travel, which is a volunteer organization for those who enjoy travel. She serves on the Oceans Grand social committee, does yoga and attends classes twice a week at the DBS Community Center.

J. Last Word: Many thanks to Gerry Boocock for his contributing article to the O-Gram and thanks to Jean for volunteering for her interview. And as always, many, many thanks to those who serve on the Board and committees.

I am hoping to feature both a new and a long-term resident so we can know something new about each other and put a name to faces we see every day but might not know well. Don't be shy - please let me know if you would be willing to be interviewed – pets included!

"Cigarette butts and chewing gum are not pleasant underfoot" --- Dog walking residents

The Oceans Grand is an interactive community of residents living in relatively 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 investment. We strive for harmony among our residents and we urge all residents to be good neighbors.

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 the
LCET at 386.679.7455