



# O-Gram

February, 2017

Volume 3 – No. 2

## OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: [www.OceansGrand.net](http://www.OceansGrand.net)

E-MAIL: [oceansgrand@outlook.com](mailto:oceansgrand@outlook.com)

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**A. Maintenance Tip of the Month.** When was the last time you checked your electrical panel? To be safe, it is a good idea to inspect your circuit-breaker panel periodically. Run your fingers along the breakers. Do any of them seem to be hot? Are any of them “spongy-feeling?” If so, have them replaced. Are they properly labeled? Do you ever test the GFI breakers? Your main balcony has a GFI receptacle which will likely require replacement on occasion due to its exposure to the elements. Do you know which circuit breaker controls it? Checking your circuit breaker panel on a regular schedule only takes a few minutes of your time.

Next month we will focus on water issues (hot water tanks, washing machines, leaky faucets and shower heads, “running toilets” and related matters).

**B. Rubbish Room Storage Cages Available.** The Oceans Grand has some Rubbish Room (formerly called “Trashy” Room) storage cages available. The cost is \$300.00. All floors except the 14<sup>th</sup> have available cages. Oceans Grand owners have the opportunity to purchase one storage cage on their floor through April 30, 2017. Effective May 1, 2017, owners will have the opportunity to purchase more than one cage on any floor. Contact Shane, the Association Manager, if you are interested. Make checks payable to the “Oceans Grand Owners Association, Inc.”

We still have a few cages that have unidentified owners. Each of them have items stored in them but we do not know who owns them. Please, if you own a cage, coordinate with the Association office so that our records may be updated.

At the January 23, 2017 meeting, the Board adopted additional Storage Cage policies including that all future transactions after all cages or sold will be by and between unit owners. Further, the Association will not re-purchase cages from their owners.

**C. Pet Policy.** The Oceans Grand Declaration of Condominium dictates that pet owners must have written permission before pets can reside in units. At the January 23 meeting the Board adopted a formal policy delegating such authority to the Association Manager. The manager will enforce the policy. Current owners with pets who did not receive written permission are “grandfathered.”

**D. Social Functions.** Our hardworking and innovative Social Committee, chaired by Lois Helland, have announced their 2017 activity schedule:

- **Friday, February 3: International Potluck Dinner**
- **Tuesday (Fat Tuesday), February 28: Mardi Gras (wear your beads, masks and other Mardi Gras paraphernalia)**
- **Friday, March 17: St. Patrick’s Day**
- **Saturday, April 22: Jimmy Buffett Pool Party**

- **Tuesday, July 4: Independence Day Cookout**
- **Monday, September 4: Labor Day Potluck Dinner**
- **Samstag, Oktober 7: Der Oktoberfest (Samstag is German for Saturday)**
- **Saturday, December 9, Oceans Grand Holiday Party**

This is going to be a fun year. The O-Gram offers a WELL DONE to all the members of the Social Committee.

**E. Oceans Grand Rules Violation Process.** The Board of Directors adopted, after several weeks of deliberations and preparation, the rules violation system, at their January 23 meeting. The system conforms completely to the provisions of Florida Statutes, Chapter 718. Any resident may submit a Rules Violation Form which must be validated with the name and unit number of the complainant. It is a complicated process requiring validation by the CAM and a thorough review by the appointed Review Committee. The best method of avoiding violations is to faithfully comply with the published Rules and Regulations. Remember, owners who lease their units will be involved if their tenants are guilty of violations. Non-Active Owners should inform their rental agents. The O-Gram recognizes the efforts of Director Ron Christopher in developing the system.

**F. Committee/Project Officer Openings.** There are still opportunities for Oceans Grand owner members to become part of committees or to volunteer for various projects. While the salary and benefits package is very lacking, it does provide the chance to “get in on the action.” There is a wealth of experience, talent and ability in the Oceans Grand. Why not offer your services? As an example, we could use some help with the O-Gram.

**G. January’s Good Neighbor Recognition.** Have you noticed that the table in the Mail Room is now free of Scotch Tape residue and grime buildup? Did you notice that the fronts of the banks of mail boxes are a lot cleaner and that the entire Mail Room has decidedly undergone a thorough house cleaning? The O-Gram salutes the unnamed person who apparently solely undertook this task. Three Cheers!

**H. New Orientation Program.** The Board completed work for an all new orientation program. All new owners and new tenants are provided with all the information regarding Oceans Grand rules, procedures and other requirements to enable the new residents to fit seamlessly into our community. All current owners and tenants will be afforded a Re-Orientation Program as soon as possible. Our CAM is key to a proper orientation.

**I. Coming February Events.** Not unlike January, February is also a busy month:

- Thursday, February 2 -- Groundhog Day
- Friday, February 3 -- Oceans Grand International Potluck Dinner
- Sunday, February 5 -- Super Bowl LXI
- Tuesday, February 14 -- St. Valentine’s Day
- Tuesday, February 14 -- The Grand Book Club Meeting
- Monday, February 20 -- President’s Day (Holiday)
- Tuesday, February 28 -- Fat Tuesday (Shrove Tuesday)
- Tuesday, February 28 -- Oceans Grand Mardi Gras Party
- Tuesday, February 28 -- March 2017 Condominium Maintenance Fee Due

**J. 2017 Oceans Grand Insurance Premium.** At the Board Meeting, the board voted to “borrow” from the Common Reserve Funds Pool to pay the substantial insurance Premium rather than utilize a commercial short-term loan.

**K. AT&T Bulk Rate Service for the Oceans Grand.** It is very important to thoroughly examine your AT&T bill each month. The Association pays the normal bulk rate but, if you have extras such as home telephone service, more than the basic U-verse television service, more than two television sets, higher speed internet service, etc., it is your responsible to pay for your “extras.” If you have a billing problem or question, call the AT&T Bulk Rate Customer Service at 1-866-299-6824. Do NOT call the Association Office as they do not maintain any records of individual accounts.

**L. Oceans Grand Financial Status.** While we do not yet have the official 2016 year-end balance sheets, general ledgers, budget comparisons and condominium maintenance fee delinquency reports, the Association Treasurer, Director Weiss, has worked with our accounting firm to obtain some relative data:

- As of 12/31/2016, the balance in the Reserves account amounted to \$932,100. The 2017 budgeted reserve contribution is \$189, 500.

- The Oceans Grand spent \$78,500 from the Reserves account in 2016. We estimate that \$145,500 will be spent from the account in 2017. Much of that is due to funds to be spent in restorations to the rooftop HVAC systems.

- A review of 2016 expenditures revealed that \$47,300 had been spent from operations maintenance accounts when the expenses should have been charged to the Reserve account. The Board voted, during the January 23 meeting, to charge the expenses to the proper account. The Treasurer reported that new internal procedures had been implemented to resolve this ongoing problem.

- The budgeted expenditures in 2016 amounted to \$1,152,100. Preliminary reports indicate we spent \$1,121,300 or 2.7% less than originally budgeted. These figures do include adjustments to accounts for the \$47,300 amounts mistakenly not charged to Reserve accounts.

- There were 12 expense categories that showed a significant variance between budgeted and actual amounts. Our goal in 2017 is to closely monitor all expenses to justify variances as we move forward with the planning and budgeting processes.

- Delinquencies dropped in 2016. As of 12/31/2016, we had six owners delinquent totaling \$6,900. Five of the owners are one to two months late. The Association Manager is now involved in addressing delinquent accounts.

**M. Oceans Grand Acoustical Underlayment Policy Established.** At the board meeting, Director Stevens presented his recommendations for application of sound deadening materials under new natural or synthetic flooring materials. The board approved the policy item which has been incorporated into the Association Policy Manual. Owners are instructed to consult with the Association Manager prior to embarking on any project to replace or install new ceramic, granite, marble, wood or other hard surface materials. The new policy provides specific direction for the underlayment.

**N. Oceans Grand 2017 Top Ten Priority List.** The Board reviewed its Top Ten list during the January 23 meeting. Several of the items on the list have been completed (some actions adopted during the meeting) and significant progress has been made on other items on the list. The O-Gram will contain reports on the items as the year progresses.

**O. Board of Directors Meeting Well-Attended.** We salute Oceans Grand Owner Members who attended last week’s session. The board completed the agenda in a well-planned and well-organized manner. Owner Member comments were specific and well presented. It is very important to the success of our association to have productive meetings with well-thought out owner member participation.

**P. The Grand Book Club.** Your Editor erred in last month’s discussion of club actions. In January, we did review “Killer Angels, the Pulitzer Prize winning epic account, by Michael Shaara, of the Battle of Gettysburg. The February book will feature “Where the Birds Never Sing.” It is a reference to the infamous concentration camp at Dachau. We had previously selected “The Prince of Tides” as our March assignment but have now changed the chosen book to “The Great Santini” by Pat Conroy.

The Grand Book Club is still accepting applications for additional members. The 12-page application is fairly simple to complete and we promise to expedite checking of your references, credit reports and performance of other vetting procedures. Eligibility requirements are absolutely elementary; enjoy reading, be able to “shoot the bull” on a variety of topics and be a genuinely nice guy. Contact Coach Rizzo if you are interested in becoming a member of this elite and distinguished group.

**K. Caring for Your Garbage Disposal – Part Two.** *(Continued from the January 2017 O-Gram issue.)*

- Disposal Cleaning. With the disposal off, clean the underside of the rubber ring leading to the disposal. It gets very dirty and emits an odor when not cleaned. Just wipe it with a paper towel. Throw some ice into the disposal periodically. Ice will not damage the shredder blades and it will dislodge any debris buildup on the sharp edges. For better results make special ice cubes from pure lemon juice or vinegar. Alternate cleaning with a biodegradable cleanser. Be sure to run cold water at the same time.

- Air Freshening. Dispose of orange peels or other citrus fruit rinds to freshen the disposal and keep it smelling clean. Always cut the citrus rinds into small pieces to avoid jamming.

- Freeing Jammed Disposals. Ensure the power switch is in the Off position. Press the reset button under your unit. It acts as a local circuit breaker. If that doesn’t work, use the jam key which should have been furnished when the disposal was originally installed. If you cannot find it, use a ¼-inch Allen wrench. Insert the tool in the key receptacle in the bottom of the disposal housing and rotate it back and forth to clear the jam.

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Did you hear about the thief who broke into the police station and stole all the toilets? The Police Department spokesperson was quoted as saying, “We have absolutely nothing to go on.”

**E noho ra-----“Stu” Stewart, Editor**

**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  
386.214.7493**