



O-Gram

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OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

E-MAIL: oceansgrand@outlook.com

A. Balconies. Spring will spring (or get sprung) later this month. The days are getting longer and the weather is getting nicer and our residents will be sitting on their balconies sipping something pleasant and enjoying the fresh air. Here are some reminders about balconies from the Oceans Grand Rules & Regulations:

- Do not use charcoal, gas-fired or any other grills that produce a flame. There are some really good recipes for pan-fried steaks which you can produce in your kitchen.
- Do not leave pets unattended on balconies. The dogs hate it and may bite you when you try to put them out there again.
- Do not use your balcony as a sleeping area. Your snoring bothers the neighbors.
- Do not throw anything off your balcony. That includes cigarette and cigar butts, bags of garbage, beer bottles or cans and unwelcome guests, *especially cigarette butts!*
- Do not cover balcony floors with outdoor carpet or tile. Such coverings may interfere with the cosmic vibrations that affect the structure's intragalactical modal control system.
- Do not place glass-top tables on your balconies. When a strong wind turns them into a Frisbee and they go sailing off and cause grievous damage, we will track you and your insurance company down. It could get really ugly.
- Do not drape towels, bathing suits, et cetera over balcony railings unless you want the Oceans Grand to look like a cheap ocean-front motel.
- Don't place any articles other than patio-type furniture and accessories on your balcony. In all cases, be prepared to move them indoors or securely tether them in advance of severe weather especially if you plan to be away. Strong bungee cords are not very expensive.
- It's not a good idea to sweep dust, dirt or other debris off the edge of the balconies as it really irritates the residents on floors below you. The best idea is to periodically use your vacuum cleaner to tidy up the balcony. While you are vacuuming, ensure you clean the sliding door tracks. The doors will move a lot better if you do that.

B. Security Alert. We have learned that, sadly and disgustingly, there have been several bicycle thefts recently. It is caused by unauthorized entry by criminals. They gain access through the pedestrian gate by the parking garage when careless residents prop the gate open. Many of the bicycles were secured with high-strength cables and heavy-duty locks. You can't cut them with simple wire cutters, it takes a strong bolt cutter. If you see someone suspicious in the area, notify the office and call 9-1-1. These thefts **must be stopped!** The perpetrators of these crimes must be apprehended and charged. Please be aware of the needs for improved security within and around the Oceans Grand. Ensure the pedestrian gate is secured at all times.

C. Loose Light Bulbs. One of our owners related an incident about loose light bulbs. She was eating lunch when she heard a loud “pop” outside. At first, she thought something had blown into the sliding balcony door but it turned out that the light bulb in the balcony light fixture socket had fallen and shattered. It was a bit windy and she had to struggle to keep the glass fragments from blowing off the balcony. The light bulb had apparently loosened due to the vibrations generated by the gusty winds. It would be a good idea to add an item to your maintenance checklist about ensuring the security of overhead light fixtures.

D. Review of Oceans Grand Pet Rules and Some Common Courtesies. As a reminder, we are publishing a recap of the pet policies. Questions regarding any of the items enumerated below should be addressed to the Association Manager.

- Owners and tenants must register their pet(s) at the Association Manager’s office before bringing them on Oceans Grand property.

- Oceans Grand dog ID tags must be affixed to the leash at all times. This will verify that your dog has been registered.

- There is a limit of two pets per Oceans Grand unit. The weight of any pet cannot exceed 25 pounds.

- Pets are not permitted in many common areas including Main Lobby, Mail Room, Social Room, Game Room, Fitness Center, Card Room and Swimming Pool area. Also, pets are not allowed on the Oceans Golf Club property.

- Visitors and short term guests are not allowed to bring pets into the Oceans Grand.

- Don’t leave pets unattended on balconies.

- Pet owners are responsible for waste pickup. Bags and receptacles are conveniently located around the Oceans Grand property. Please don’t dispose of the doggie bags in recycling bins or down the trash chutes.

- Please understand that some people are somewhat nervous around dogs. Keep your dogs on a short leash in corridors, elevators, the parking garage and the dog walk area. If the elevator is crowded, wait for the next elevator. If you can carry your dog in the elevator, that’s a good idea.

- For health and safety reasons, it is imperative that you immediately clean up if your pet has an “accident.” During normal business hours, always notify the Association Office (386-944-2600) so the floor can be appropriately disinfected.

E. Recycling. Many of our residents pride themselves for being environmentally responsible and ensuring they recycle properly. Some of them are placing recycled materials in plastic grocery or other plastic bags into the bins. That is **NOT** recycling. You are actually adding waste to the landfills. Plastic bags are made of different materials than typical plastic bottles and containers and they require different, and more expensive, processing. Most firms that handle recycling do not accept them and that includes the company that handles Oceans Grand recycling. When they sort the recycling, they shift them to the rubbish bins. In our household, we use the grocery plastic bags for nothing but rubbish. We normally ask for paper rather than plastic and use them for recycling. If you must use plastic bags, please empty them into the recycling bins and place the bags in the provided containers. If you have an abundance of plastic bags, Publix, Target, Walmart and other stores have containers located near the front entrance where you may place them.

F. Fantastic Social Function. The International Pot-Luck Food Festival held on February 3rd was absolutely phenomenal. There were huge, (*it’s huge*) quantities of foods from all over,

although I must admit I did not notice any dishes from Azerbaijan. We are so fortunate to have an ambitious and energetic Social Committee and to have great entertainment arranged by Gary and Cathy. We are also fortunate to have so many great cooks within our midst. Among the awards presented was the top chef award to Marge Luciano.



All who attended this function would agree that it was one of the best ever.

We look forward to more functions in the future.

(photo by Rege Davis)

G. Oceans Grand Finances. Director (and Board of Directors treasurer) Rick Weiss has been working diligently with our accounting firm to ensure we receive timely and accurate reports. It has been a challenge due to management and other changes at the firm but he was able gather some budget comparison data. The chart below depicts budget areas where there was a significant difference between budgeted and actual amounts in 2016.

Category of Expenses	Account Number	Actual 2016 Amount	Budgeted 2016 Amount	Dollar Variance	Percent Variance
Legal Fees	05025	\$ 5,000	\$ 200	Over \$ 4,800	+ 96.0%
Office Supplies	05040	\$ 5,000	\$ 3,700	Over \$ 1,300	+ 26.0%
Telephone	05044	\$ 7,200	\$ 3,700	Over \$ 3,500	+ 49.6%
Cable & Internet	05076	\$ 113,900	\$ 118,400	Under \$ 4,500	- 3.8%
* Payroll	05055	\$ 141,800	\$ 128,600	Over \$ 13,200	+ 9.3%
** Janitorial Services	05131	\$ 22,200	\$ 17,200	Over \$ 5,000	+ 22.5%
Landscape Maintenance	05140	\$ 15,100	\$ 19,000	Under \$ 3,900	- 20.5%
Pest Control	05155	\$ 5,300	\$ 7,500	Under \$ 2,200	- 29.3%
Pool Maintenance	05160	\$ 4,600	\$ 3,500	Over \$ 1,100	+ 23.9%
Pool Natural Gas	05165	\$ 3,700	\$ 2,000	Over \$ 1,700	+ 45.9%
*** Maintenance	05171	\$ 44,900	\$ 28,000	Over \$ 16,900	+ 37.6%
Insurance	05185	\$ 168,000	\$ 194,900	Under \$ 26,900	- 13.8%
TOTALS:	-----	\$ 1,136,700	\$ 1,152,000	Under \$ 15,400	- 1.3%

* Some of the variance due to extra CAM expenses for a few months.

** Board approved revision to janitorial services contract.

*** Onetime charge of \$22,000 for additional Rubbish Room Storage Cages. (\$7,500 were sold as of 12/31/2016.

The goal for 2017 is to closely monitor all expenses to justify budget variances as we move through the Planning, Programming & Budgeting Process.

H. Oceans Grand Reserve Funds.

- Balances: 2013 - \$ 698,300
- 2014 - \$ 866,300
- 2015 - \$ 868,300
- 2016 - \$ 981,700

- Reserve Fund Investments: Certificates of Deposits (CDs) with a maximum of \$249,000 in any one CD. CDs are structured so that no penalty is incurred in the event funds must be withdrawn. The current average return is less than one percent.

- Goals: Maintain a balance of between \$850,000 and \$1,000,000 in the reserve account.

Major expenditures for repainting the structure and for parking deck paving, in 2019 and 2020, are projected to cost \$600,000.

I. Maintenance Tips for the Month. We don't want to project the idea that we are "nagging" you about some of your requirements and responsibilities but, in essence we are.

a. Hot Water Tanks. We cannot over-stress the importance of periodic inspections of your tanks. There is a diagram in the Maintenance Tips Handbook (available in the Association Office and the Oceans Grand website) pointing out the various areas and fittings to check. Remember all of the originally installed hot water tanks are now about eleven years of age. Frequent inspections are not guarantees that your tank will not rupture but you can get obvious clues that a replacement is warranted. If you do not want to do this, let us suggest that you review your condominium insurance policy to ensure you are adequately protected in the event of a catastrophic failure. You may also want to visit with the residents of units three or four floors below you and establish a friendly relationship with them. They are sure to be aggravated with you when water begins to flow into their units. Believe me. Your Editor went through this about three years ago. It was unpleasant.

b. Washing Machine Supply Hoses. This is another critical element in your condo. If you are still using the hoses supplied by the appliance dealer when you purchased the unit, you are at risk for causing severe water damage in your unit and those on floors below you. Needless to say, the original supply hoses are not top-of-the-line and have a limited life expectancy. We use the woven stainless steel supply hoses. We also inspect them periodically and we check the washers where they connect to the faucets and also where they connect to the washing machine. In addition to the woven stainless steel supply hoses, you can obtain other types of heavy-duty products. You can also procure devices that will automatically shut off the water supply in the event of a serious leak.

c. Water Alarms. Some Oceans Grand residents have purchased a battery-operated water alarm. It will detect leaks and produce a loud alarm. It does not, of course, prevent or stop water leaks but it will sure alert you of a problem. You can purchase one for about \$12.00 at home improvement stores

d. Leaking Toilets. Do you check your toilets often to ensure they are not leaking? There are more than one possible causes. Again, check the Maintenance Tips publication.

e. Cracked Shower Tiles and/or Cracked Shower Grout. This is another item discussed in the Maintenance Tips publication. We have had some owners who had expensive repair bills because they did not expeditiously address the issue. Water can penetrate cracked tiles or grout and create extensive damage to walls and floors. If it is in a common wall, you can anticipate some disgruntled neighbors.

f. Leaky Faucets and Shower Heads. Address these problems quickly. Over-consumption will cause your month condominium maintenance fees to increase.

Tot ziens....."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**