



# O-Gram

December 2019

Volume 5 No. 4

## OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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**A. O-Gram for December 2019:** Merry Christmas and Happy Holidays! We are long overdue for an edition of the O-Gram. I was out of town a good bit this fall and was not able to find a back-up editor for the October edition, so have some catching-up to do. 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](mailto:tvssog902@gmail.com). I welcome your input!

**B. Message from our new President, David Underland:** Happy Holidays to all our Ocean Grand Residents. Introducing our new officers for 2020 are Dave Underland, President; Phillip Day will remain Vice President, Ed Everts will remain as Treasurer, Wyc Woodfin will remain Board Member, and Ron Christopher, our new Secretary. I am pleased to work with these four members as they are all experienced and served this board admirably over the years. I would also like to thank Shane for his help in bringing me up to speed and helping me getting established and Val Smith for working so hard to put together information for all to share in the O-Gram.

Just for information for those who don't know me, I have been a resident of this building from the grand opening with my wife Barb. I previously have served as Chairman of Board of Zoning Appeals and as Planning Commission Executive Secretary and President of the HOA at our previous residence in Dyer, Indiana. I reside here full time and my goal is to work with this board to make Oceans Grand the grandest and safest place to live. Thank you for the opportunity. Please feel free to stop me any time with questions or comments.

**C. Update from our Manager, Shane Payne:** I really don't have a lot to touch on currently. Prestige carpet is looking to hopefully start the installation of new carpet before the end of the month and it shouldn't take too long to perform the installation after they get started. We have had some issues with the treadmills downstairs, and it seems to stem from folks standing on the belt when they start the machine. The user should stand on the side rails, select their settings, start the treadmill at a low speed and gradually work up to their desired speed settings. This should prevent the stuck key error on the treadmills.

The holidays are here, and this means an overcrowded mailroom and boxes with packaging galore. Please arrange to have large packages delivered directly to your door and when disposing of the boxes and packaging, please remember to break down everything and place in the designated areas. The staff is not responsible for breaking down all the boxes or disposing of your items for you.

Have a safe and wonderful holiday season, Shane

**D. OG Inc. Financial Status and Treasurer's Report from Ed Everts:** Attached is the treasurer's report for September 2019, for the O-Gram. It includes the latest numbers we have at this point. I'm expecting October's numbers by the end of November and will put out a new report at that time.

Oceans Grand Treasurer's Report					Sept 2019	submitted 11/25/2019
INCOME	YTD	Actual	Better/(Worse)	B/(W)	Comments if over 5% difference	Full Year
	2019 Budget	Through 7/31/19	Than Budget	Percent		
Maintenance Fees/Income	\$ 897,398.25	\$ 909,836	\$ 12,438	1%		\$ 1,196,531
<b>EXPENSE</b>						<b>EXPENSE</b>
Administration	\$ 19,612.50	\$ 20,670	\$ (1,058)	-5%	Audit Expense paid in July for full year	\$ 26,150
Building Management	\$ 108,750.00	\$ 110,991	\$ (2,241)	-2%		\$ 145,000
Maintenance	\$ 107,362.50	\$ 98,427	\$ 8,935	8%	Repairs less than budgeted	\$ 143,150
Cable TV Expense	\$ 90,750.00	\$ 94,423	\$ (3,673)	-4%		\$ 121,000
PUD	\$ 51,030	\$ 51,030	\$ -	0%		\$ 68,040
Total Maintenance	\$ 249,143	\$ 243,880	\$ 5,262	2%		\$ 332,190
Insurance	\$ 97,500.00	\$ 88,918	\$ 8,582	9%	Contracted in May - will beat budget in 2019	\$ 130,000
Utilities	\$ 208,875.00	\$ 200,994	\$ 7,881	4%		\$ 278,500
Total Operating Expenses	\$ 683,880.00	\$ 665,454	\$ 18,426	3%		\$ 911,840
Reserve Contribution	\$ 199,800	\$ 199,800	\$ -	0%		\$ 266,400
<b>TOTAL EXPENSE</b>	<b>\$ 883,680</b>	<b>\$ 865,254</b>	<b>\$ 18,426</b>	<b>2%</b>		<b>\$ 1,178,240</b>
<b>\$ 30,864 Net better than budget</b>						

Red Figures = Planned Items

Black Figures = actual bids or expenses

Reserve Fund	Projected 2019	Through September
Reserve Fund Beg. Balance	\$ 866,937	\$ 866,937
Project Expenditures		
Hallways - Carpet	\$ 29,817	\$ 29,817
Hallways - Carpet remainder	\$ 21,183	
Pool and Spa Interiors	\$ 43,743	\$ 43,743
A/C compressors & maint.	\$ 26,856	\$ 26,856
Decoratong Committee Items	\$ 6,000 *	
Plumbing/Drainage Stacks	\$ 10,000 *	
Subtotal before Contingency	\$ 137,599	\$ 100,416
Contingency for Unexpected	\$ 9,000 *	
Total Reserve Expenses so far	\$ 128,599	\$ 100,416
Reserve Contribution so far	\$ 318,680	\$ 246,868
Reserve Fund End. Balance	\$ 1,057,018	\$ 1,013,389

\*added in February - reduced contingency  
\*added in February - reduced contingency

\*Contingency reduced due to last 2 proj items

\*includes \$47,068 projected contribution  
On track to exceed \$1M by year-end 2019

Reserve Fund Allocation

	9/30/2019
CD's	\$ 301,236
US Treasury Fund	\$ 521,584
Cash & Money Market	\$ 190,569
	\$ 1,013,389

2017, 2018, 2019 & 2020 Monthly Assessments

UNIT TYPE	MONTHLY ASSESSMENT
A (18)	\$459.94
B (77)	\$489.46
C (36)	\$459.09
D (37)	\$651.39
E (20)	\$624.40
F (1)	\$626.94
Total Per Mo. All Units (189)	\$99,710.95

We continue to be ahead of budget in most areas and in total income for 2019. I've added the Reserve Fund portion, just to show progress

YTD. We are still on track to exceed \$1M by year-end in the Reserve Account, barring any unforeseen major item. Questions can be forward to me.

Respectfully Submitted: Ed Everts, Treasurer

**E. Greetings from the Social Committee by Barbara Underland:** The social committee has been busy with holiday decorations in the lobby and social room. The tree was replaced this year as we had many good years out of the previous tree which was purchased when the building opened. Thanks to Shane, Julio and Garrett for their help. Many thanks to all the members of the committee for making our events run so smoothly. The Octoberfest was well attended and everyone enjoyed the food prepared by Gwen Craig. The annual holiday party will be December 14 which will include a nice dinner, desserts, sneaky Santa gift exchange and a Holiday carol concert by some of our residents, Carol Christopher, Jo Stevens and Candice Bryan. On January 18 we will be having a cocktail party followed by a performance by Magician Todd Bogue. On March 14th we will have our St. Patrick's Day Party and on April 4th we will have the Jimmy Buffet Party. Sometime in April we will hold another golf outing with lunch following. Date will be posted soon. We hope to see many of you at these events. This is an opportunity to meet your neighbors. If you have any suggestions or questions please feel free to contact me, Barb Underland 708-473-6065.

**F. Update from the OG Interior Building Committee by Chairperson Pat Colgin:** The re-carpeting has been completed for floors, 1-4-10-11-18. The remaining floors to be completed are 12-14-15.

**G. Interview of Community Volunteers, Rich and Roseanne Fittipaldi, by contributing resident, AB Taylor:**

Roseanne and Rich Fittipaldi are retired teachers from New Jersey. They always appreciated having volunteers in their schools. Therefore, they decided to volunteer at our nearby school, Longstreet Elementary. They can be seen at the school on Tuesdays from 8:30 to noon. Roseanne is in Kindergarten and 1<sup>st</sup> grade doing anything to help the teachers which could include cutting, pasting and stapling or reading with the students. Rich assists the 5th grade science class. On any day he may assemble materials for hands-on experiments or use his vast knowledge to enrich the student's experiences. They thoroughly enjoy their Tuesdays at Longstreet and we thank them for their service to our community!



**H. Maintenance Tip from Feature Residents, Wilbert (Stu) Stewart and Cliff Fisher:** When Cliff Fisher and I were serving on the OG Board of Directors, we had a BIG problem with grease in the kitchen drains...we discovered the problem emanated from cooking oils. The article below describes Cliff's methods in preparing bacon:

(From Cliff) Several years ago Oceans Grand had a serious (and expensive) issue with grease being poured into our drain system. We discovered that our system was under-constructed with substantial flaws. We were able to get our system functional by making needed corrections, but we must be careful not to let it happen again. Grease must not be poured into our drains at any time! With that said, I would like to share with you a method we use to cook bacon:

Place three layers of absorbent paper towels on a paper plate, remove bacon from package and place on above. Cover bacon with two layers of paper towels and microwave on high for five to six minutes. Let cool to touch, pat to remove excess grease and separate strips. Do additional microwaving as needed and any extra bacon can be frozen for future use. Dispose of the paper towels and plates as normal garbage. Enjoy your BLT's! CEF

**Last Word:** We are looking for volunteers for the landscape committee. Jo Stevens is the chair and lone member since Lynne Weiss moved and Barb had to leave it at least temporarily. You can let Jo or Shane know if you're interested.

Many thanks to Stu and A.B. for contributing to this edition of the O-Gram. I always welcome your input and contributions. And as always, many, many thanks to those who serve on the Board and committees.

**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**