



O-Gram

April 2020

Volume 6 No. 2

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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A. O-Gram for February 2020: Well, quite a bit has happened since our last O-Gram. As I look back at it, written in January, there was no mention of the Coronavirus which is now dominating our daily lives. Things are changing quickly and will have changed even since this was written. The best we can do is watch the daily updates, adhere to the mandates and practice good hygiene and distancing. I imagine that if there are any significant changes or updates to practices in our building, our manager and board will keep us informed. In the meantime, I hope you can stay well and enjoy some quiet time with family. Also, if you have any ideas for new articles to be included in our O-Gram or would like to contribute an article, please feel free to contact me, Val Smith, at my email address: tvssog902@gmail.com. I welcome your input!

B. Message from our President, David Underland: As you know by now we are in a State of National Emergency. The management at the Grand is doing everything possible to mitigate the virus. But it is still up to every individual to do their part. Please listen the experts on National television which include the CDC and task force nightly updates regarding what all of us should do to combat the virus.

Please realize as a group you are the most important part of keeping the virus at bay. Please let us all work together for the safety of Oceans Grand Residents.

Our CAM and maintenance crew are doing what they can to keep the building germ free as much as possible. Included in the newsletter is statement from Angel Care regarding their cleaning procedures during this time. Each resident should be washing hands, using hand sanitizer and contain yourself to your unit if you are sick or have been traveling. PLEASE practice social distancing if you have been on a cruise, airplane, or train this is even more important.

Publix is providing delivery service and BJ's is delivering in Orlando with plans to come here. There may be more that I am not aware of.

If you have noticed that the common area toilet paper or Clorox wipes are missing, it is due to someone pilfering them. They have been missing on a daily basis and as you are aware these items are in short supply. The Board will take action if we find out who these individuals are.

PLEASE let's all work together for the common good of the Grand.

Thank you for your cooperation. STAY SAFE Dave Underland

C. Update from our Manager, Shane Payne: Good day to all of you. I would normally like to share a timeline of events and projects planned for the upcoming months. But as of late, our attention has been turned to more operations concerning sanitizing disinfecting and getting supplies to keep the building as safe as possible. With the assistance of Angel Care Cleaning, we are treating surface areas in the common areas and elevators 2 to 3 times a day and trying to encourage everyone to not check their mail 9 times a day to keep the flow of traffic down.

D. Statement from our Cleaning Service, A.C.C.S. INC: We would like to let our customers know that we are already in the middle of our Virus Free 2020 campaign. It is something we do every year during this season. We are however taking extra measures during the COVID-19 outbreak. We already use great disinfectants in the restrooms and on the floors. Our new commercial disinfectant kills viruses and bacteria within 30 seconds. Many household disinfectants require up to ten minutes to be effective. We prepare our crew every year for this campaign. This includes extra sanitation of high touch surfaces such as elevator buttons, door handles and light switches. Also be assured that we already have rules in place such as clean rags and clean mops assigned to every customer's property. We are very careful not to cross contaminate our supplies and equipment. Angel Care has a supply of proper protective equipment including gloves and masks and a large supply of disinfectants. We encourage our employees to wash their hands regularly and we will be monitoring our employees as well to be sure that everyone is healthy enough to come to work. We are taking this seriously and will do everything we can to do our part to help mitigate the spread of any virus. If you have any questions, please email us back. When we are in your buildings we are doing our best to give the CDC recommended personal space to the residents and staff. We encourage others to do the same during this time. Stay healthy and well. VIRUS FREE 2020! Angel Care Cleaning Services Inc.

E. OG Inc. Financial Status and Treasurer's Report from Ed Everts: Attached are the December Year-End Treasurer's Report and the December Year-End Detail Report. I've added comments outlining the final results at the bottom of each report. Let me know if you have any questions.

| Oceans Grand Treasurer's Report | | | | | Final Dec 2019 | submitted 3/19/2020 |
|---|---------------------|-------------------------|----------------------------|-------------------------------|--|---|
| INCOME | YTD 2019 Budget | Actual Through 12/31/19 | Better/(Worse) Than Budget | B/(W) Percent | Comments if over 5% difference | Full Year INCOME 2019 Budget |
| Maintenance Fees/Income | \$ 1,196,531 | \$ 1,214,145.06 | 17,614.06 | 1% | | \$ 1,196,531 |
| EXPENSE | | | | | | EXPENSE |
| Administration | \$ 26,150 | \$ 29,297.29 | (3,147.29) | -12% | Misc, Office Supplies & Telephone/Fax over | \$ 26,150 |
| Building Management | \$ 145,000 | \$ 148,230.73 | (3,230.73) | -2% | (smaller categories) | \$ 145,000 |
| Maintenance | \$ 143,150 | \$ 139,564.86 | 3,585.14 | 3% | | \$ 143,150 |
| Cable TV Expense | \$ 121,000 | \$ 125,895.96 | (4,895.96) | -4% | | \$ 121,000 |
| PUD | \$ 68,040 | \$ 68,040.00 | 0.00 | 0% | | \$ 68,040 |
| Total Maintenance | \$ 332,190 | \$ 333,500.82 | (1,310.82) | 0% | | \$ 332,190 |
| Insurance | \$ 130,000 | \$ 118,601.39 | 11,398.61 | 9% | Contracted in May at better than budget rate | \$ 130,000 |
| Utilities | \$ 278,500 | \$ 280,299.26 | (1,799.26) | -1% | | \$ 278,500 |
| Total Operating Expenses | \$ 911,840 | \$ 909,929.49 | 1,910.51 | 0% | | \$ 911,840 |
| Reserve Contribution | \$ 266,400 | \$ 266,400.00 | 0.00 | 0% | | \$ 266,400 |
| TOTAL EXPENSE | \$ 1,178,240 | \$ 1,176,329.49 | 1,910.51 | 0% | | \$ 1,178,240 |
| Final income excess over expense | | \$ 37,815.57 | \$ 19,524.57 | Net better than budget | | Original income excess in budget \$ 18,291 |

| Reserve Fund | Projected 2019 | Through December | Reserve Fund Allocation 12/31/2019 |
|-------------------------------|----------------|------------------|------------------------------------|
| Reserve Fund Beg. Balance | \$ 866,937 | \$ 866,937 | CD's \$ 830,915 |
| Project Expenditures | | | US Treasury Fund \$ 106,671 |
| Hallways - Carpet | \$ 29,817 | \$ 29,817 | Cash & Money Market \$ 230,471 |
| Hallways - Carpet remainder | \$ 21,183 | | \$ 1,168,057 |
| Pool and Spa Interiors | \$ 43,743 | \$ 43,743 | |
| A/C compressors & maint. | \$ 38,789 | \$ 38,789 | |
| Decoration Committee Items | \$ 6,000 * | | |
| Plumbing/Drainage Stacks | \$ 10,000 * | | |
| Subtotal before Contingency | \$ 149,532 | \$ 112,348 | |
| Contingency for Unexpected | \$ 9,000 * | | |
| Total Reserve Expenses so far | \$ 140,532 | \$ 112,348 | |
| Reserve Contribution so far | \$ 318,680 | \$ 313,468 | |
| Reserve Fund End. Balance | \$ 1,045,085 | \$ 1,068,057 | |

*added in February - reduced contingency
*added in February - reduced contingency
*Contingency reduced due to last 2 proj items
*includes \$47,068 contribution for 2018 excess
On track to exceed \$1M by year-end 2019

| 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 |

Individual category income and expenses show on detailed report. Key final results are that original budget had \$18,291 excess income, we ended 2019 with \$19,524.57 better than budget, so we actually ended 2019 with \$37,815.57 more income than expense for the year. Some of this amount is already in the Reserve Account as it is interest and dividend income earned there during 2019. The April Audit will tell us the final additional amount to be added to Reserves, but could be \$25,000 or more. Respectfully Submitted: Ed Everts, Treasurer

Oceans Grand 2019 Year-End Detail Report

| | 2019 Budget | 2019 Actual | Better/(worse) than Budget |
|---|--------------------|-----------------------|-------------------------------|
| INCOME | | | |
| 4020-Maintenance Fees | \$1,196,531 | \$1,196,531.40 | \$0.40 |
| 4331-Dividend Income | | \$6,904.80 | \$6,904.80 |
| 4330-Interest Income | | \$10,708.86 | \$10,708.86 |
| | \$1,196,531 | \$1,214,145.06 | \$17,614.06 |
| EXPENSE | | | |
| | 2019 Budget | Full Year | |
| Administration | | | |
| 5000-Audit & Tax Return | \$5,500 | \$5,052.30 | \$447.70 |
| 5010-Bank Fees | \$500 | \$845.25 | (\$345.25) |
| 5020-Division Fees | \$750 | \$0.00 | \$750.00 |
| 5025-Legal Fees & Coll Costs | \$2,500 | \$0.00 | \$2,500.00 |
| 5035- misc exp. | \$0 | \$3,639.68 | (\$3,639.68) |
| 5039-Office Equipment | \$500 | \$0.00 | \$500.00 |
| 5040-Office Supplies | \$3,500 | \$7,765.97 | (\$4,265.97) |
| 5041-Postage & Delivery | \$400 | \$417.94 | (\$17.94) |
| 5042-Annual Reserve Study | \$1,000 | \$0.00 | \$1,000.00 |
| 5043-Taxes & Licenses | \$1,000 | \$872.48 | \$127.52 |
| 5044-Telephone & Fax Expense | \$7,500 | \$8,643.67 | (\$1,143.67) |
| 5046-Insurance Appraisal / 3 years / 2018 | \$0 | \$0.00 | \$0.00 |
| 5047-Monthly Accounting Expense | \$2,500 | \$2,060.00 | \$440.00 |
| 5048-Reserve Inspection / years / 2019 | \$500 | \$0.00 | \$500.00 |
| Total Administration | \$26,150 | \$29,297.29 | (\$3,147.29) |
| Building Management | | | |
| 5190-Salaries & Wages | \$145,000 | \$136,693.76 | \$8,306.24 |
| 5195-Payroll Tax Expense | \$0 | \$11,536.97 | (\$11,536.97) |
| Total Building Management | \$145,000 | \$148,230.73 | (\$3,230.73) |
| Maintenance Expenses | | | |
| 5090-Elevator Service Contract | \$23,525 | \$27,288.92 | (\$3,763.92) |
| 5095-Exercise Equipment | \$1,000 | \$1,211.19 | (\$211.19) |
| 5100-Fire Alarm Service | \$7,000 | \$12,055.18 | (\$5,055.18) |
| 5115-Generator Service | \$1,625 | \$1,652.27 | (\$27.27) |
| 5120-HVAC Water Treatment | \$0 | \$432.25 | (\$432.25) |
| 5131-Janitorial Services | \$22,000 | \$21,996.00 | \$4.00 |
| 5135-Janitorial Supplies | \$3,000 | \$1,075.36 | \$1,924.64 |
| 5140-Landscape Maintenance | \$16,000 | \$16,559.00 | (\$559.00) |
| 5145-Landscape Replacement | \$3,000 | \$0.00 | \$3,000.00 |
| 5155-Pest Control | \$4,000 | \$4,262.00 | (\$262.00) |
| 5160-Pool Maintenance/Repairs | \$5,000 | \$4,574.53 | \$425.47 |
| 5165 Natural Gas | \$3,500 | \$1,605.91 | \$1,894.09 |
| 5171-Repairs/Maint/Supplies | \$50,000 | \$38,100.38 | \$11,899.62 |
| Special Projects | \$0 | \$0.00 | \$0.00 |
| 5180-Sprinkler System Serv | \$0 | \$3,651.87 | (\$3,651.87) |
| 5181-Window Cleaning | \$3,500 | \$5,100.00 | (\$1,600.00) |
| Sub Total Maintenance | \$143,150 | \$139,564.86 | \$3,585.14 |
| 5076-Cable TV Expense | \$121,000 | \$125,895.96 | (\$4,895.96) |
| 5170-PUD | \$68,040 | \$68,040.00 | \$0.00 |
| Total Maintenance | \$332,190 | \$333,500.82 | (\$1,310.82) |
| Insurance | | | |
| 5052-Insurance | \$130,000 | \$118,601.39 | \$11,398.61 |
| Total Insurance | \$130,000 | \$118,601.39 | \$11,398.61 |
| Utilities | | | |
| 5200-Electric Expense | \$147,500 | \$142,745.52 | \$4,754.48 |
| 5205-Sewer Expense | \$60,000 | \$63,004.69 | (\$3,004.69) |
| 5210-Waste Management | \$13,100 | \$10,096.18 | \$3,003.82 |
| 5215-Water Expense | \$57,900 | \$64,452.87 | (\$6,552.87) |
| Total Utilities | \$278,500 | \$280,299.26 | (\$1,799.26) |
| Sub-Total | \$911,840 | \$909,929.49 | \$1,910.51 |
| Reserves | | | |
| 5505-Reserve Fund Contribution | \$266,400 | \$266,400.00 | \$0.00 |
| Total Reserves | \$266,400 | \$266,400.00 | \$0.00 |
| TOTAL EXPENSE | \$1,178,240 | \$1,176,329.49 | \$1,910.51 |
| Income Net of Expenses | \$18,291 | \$37,815.57 | \$19,524.57 |

Budget was not balanced when approved - new Treasurer mistake, but we had excess income. Since we were better than budget, we had additional excess of \$37,815.57. Most of this will be transferred to Reserves after the April Audit shows us how much is due to Reserves.

F. Greetings from the Social Committee by Barbara Underland: The social committee had to cancel the St. Patrick's day party due to concern over people being in close contact with each other. We will be returning the money to those who purchased seats as we advised when we contacted you to cancel. At the current time we have cancelled the Jimmy Buffet Party and the Golf Outing. As soon as the virus seems to be contained and life is back to normal we will hopefully be able to reschedule some events and continue on with our planned events for the year. We hope you all stay well. Barb Underland 708-473-6065

G. Update from the OG Landscape Committee by Chairperson Jo Stevens: The landscape committee which now consists of 8 willing and ready volunteers, met in March to discuss how we might begin to improve and maintain the landscaping here at The Grand. Shane, our office manager, was also at the meeting. As a result of our efforts, a trip was made to Lindley's Nursery in New Smyrna and we saw some really nice plants for the pots outside the garage, at the entrance to the ramp going to the second floor parking area and by the front door. The plants have been ordered and we hope to have them planted by the end of the month or early in April. Some leveling was done to the pots to make them more appealing. Once that is finished, the next project will be for plants that tolerate heat, don't take much water and spread easily to be planted in the gravel areas at the pool along with trimming of some areas.

Also, on behalf of the Library Committee, please remember that we have a nice assortment of books down in the game room. While we are somewhat confined by the virus, wouldn't it be a good time to cuddle up with a good book?

Stay safe and as Ellen DeGeneris always says: "Be kind to one another". Jo Stevens

H. Maintenance Tip from Feature Resident, Wilbert (Stu) Stewart: Our first O-Gram creator and editor (and former president) is Wilbert (Stu) Stewart. Fortunately, my husband Terry saved all the O-Grams that Stu wrote from the time we arrived (January 2015) until his final O-Gram in October 2018. They contain a treasure of maintenance tips and I plan to resurrect one for each new O-Gram. This edition's tip concerns **Lint Accumulation**. There are systems in your unit where lint may accumulate and create a fire hazard. One is the exhaust fans in the ceilings of your bathrooms. Check the Maintenance Tips handbook which gives information on how to check this. You may be able to determine if you have lint buildup by switching on the fan and trying to detect if you can feel an air flow to the fan. If not, you need to remove the cover and clean the fan blades and housing. But your dryer vent is the most susceptible to lint buildup. Is it taking longer than normal for your laundry to dry? Can you detect an air flow from the vent outlet on your balcony? Lint accumulation in dryer vents is a serious threat. Contact our CAM who can provide the name and contact information for a reputable technician who will correct dryer vent clogging. You would be surprised at the massive amounts of lint we have seen extracted from dryer vents in some units.

Last Word: Many thanks to Stu 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. If you are not receiving this through email, please give your updated email address to Shane.

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