



O-Gram

February 2020

Volume 6 No. 1

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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A. O-Gram for February 2020:



Thanks to Jean Dandorf for these lovely photos of our Christmas festivities here in Oceans Grand! In case you missed them, the first picture is of our Christmas carolers who roamed the building bringing holiday cheer. Residents Pat and Wilbert Stewart said that it really made their day to hear and see them. The second picture is from the annual Christmas dinner and party in our social room. We have many talented residents and we thank them for sharing their gifts!

Now it's Happy New Year, but almost Valentine's Day! Remember, this is a bi-monthly publication and so the next one will come out in April. If you have any ideas for new articles to be included in our O-Gram, 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, David Underland: We hope everyone enjoyed the holidays and wish you a healthy New Year. Your current board members attended a seminar in January to become certified in Condo regulations by the State of Florida.

Just a reminder on some maintenance tips for the New Year. It is important to have the dryer vents cleaned from lint on a regular schedule. Furnace filters need replacement on a regular basis. Don't forget the batteries in the smoke alarms as they always seem to run out in the middle of the night and create that annoying chirping while you sleep. The local hardware stores also have available water alarms that can be placed on floor in various

locations. In the elevator is a list of weekly activities for our building for anyone who is interested. Thanks to the social committee for the cocktail party and Magic show with Todd Bogue.

C. Update from our Manager, Shane Payne: The kitchen in the social room was recently painted and we tossed out all the plastic vines that were old and just collecting dust. We are also starting our rust remediation and painting of all the exterior doors and light fixtures. Prestige Carpet is scheduled to start replacing carpet on the 12th, 14th, and 15th floors plus the hallway going to the pool, on February 20th. There was a recent rumbling on the roof that turned out to be a motor than had developed a hairline fracture that also resulted in a vibration that was loud. STSI, our HVAC company, came out and was able to replace the motor with an extra we had on hand and got it aligned with no issues to date.

DOG OWNERS please be courteous and pick up after your dog! There have been several complaints from residents that live on the lower floors who witness things being left for others to clean up or step in. With that said, I would also like to remind pet owners that their pets should be on a leash until they enter their homes.

D. OG Inc. Financial Status and Treasurer's Report from Ed Everts: The December numbers have been completed but the accountant needs to review them and possibly make some account designation adjustments, so the figures shown below reflect actuals through the end of November. The year-end 2019 numbers are about the same amount better than budget in income (around \$17,000) and a small amount better than budget in expenses (around \$2,000). Those are preliminary numbers, but we should have a small excess (estimated at \$15,000) in the 2019 budget that can be additionally moved to Reserves. Our year-end reserves should be above \$1,065,000 before that addition.

Oceans Grand Treasurer's Report					Nov 2019	submitted 1/7/2020
INCOME	YTD	Actual	Better/(Worse)	B/(W)	Comments if over 5% difference	Full Year
	2019 Budget	Through 11/30/19	Than Budget	Percent		
Maintenance Fees/Income	\$ 1,096,820.08	\$ 1,113,588	\$ 16,768	2%		\$ 1,196,531
EXPENSE						EXPENSE
Administration	\$ 23,970.83	\$ 26,987	\$ (3,017)	-13%	Misc, Office Supplies & Telephone/Fax over (smaller categories)	\$ 26,150
Building Management	\$ 132,916.67	\$ 135,960	\$ (3,043)	-2%		\$ 145,000
Maintenance	\$ 131,220.83	\$ 118,767	\$ 12,454	9%	Repairs less than budgeted	\$ 143,150
Cable TV Expense	\$ 110,916.67	\$ 115,405	\$ (4,488)	-4%		\$ 121,000
PUD	\$ 62,370	\$ 62,370	\$ -	0%		\$ 68,040
Total Maintenance	\$ 304,508	\$ 296,542	\$ 7,966	3%		\$ 332,190
Insurance	\$ 119,166.67	\$ 109,501	\$ 9,666	8%	Contracted in May - will beat budget in 2019	\$ 130,000
Utilities	\$ 255,291.67	\$ 259,751	\$ (4,459)	-2%		\$ 278,500
Total Operating Expenses	\$ 835,853.33	\$ 828,741	\$ 7,113	1%		\$ 911,840
Reserve Contribution	\$ 244,200	\$ 244,200	\$ -	0%		\$ 266,400
TOTAL EXPENSE	\$ 1,080,053	\$ 1,072,941	\$ 7,113	1%		\$ 1,178,240
\$ 23,881 Net better than budget						

Red Figures = Planned Items

Black Figures = actual bids or expenses

Reserve Fund	Projected 2019	Through November
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.	\$ 34,811	\$ 34,811
Decorating Committee Items	\$ 6,000 *	
Plumbing/Drainage Stacks	\$ 10,000 *	
Subtotal before Contingency	\$ 145,554	\$ 108,371
Contingency for Unexpected	\$ 9,000 *	
Total Reserve Expenses so far	\$ 136,554	\$ 108,371
Reserve Contribution so far	\$ 318,680	\$ 291,268
Reserve Fund End. Balance	\$ 1,049,063	\$ 1,049,834

Reserve Fund Allocation	
	11/30/2019
CD's	\$ 830,988
US Treasury Fund	\$ 106,671
Cash & Money Market	\$ 212,175
	\$ 1,149,834

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 major 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 had a wonderful turnout for the cocktail party and Magic Show by Todd Bogues, who was very entertaining. Up and coming events by the social committee include St. Patrick's Day party on March 14th, Jimmy Buffet Party on April 4th, Golf Outing and lunch in April date to be determined, and July 4th Potluck dinner. Make sure and mark your calendars for these events. The social committee tries to provide events to entertain so residents can socialize and get to know their neighbors. Many thanks to the committee for their help and work to pull these events together and thanks to Gwen Craig for bringing the Magic show to the Grand. We have several events planned for the second half of the year with more information to follow. If you have any suggestions or ideas please feel free to contact me, Barb Underland 708-473-6065. Thanks!

F. Update from the OG Landscape Committee by Chairperson Jo Stevens: Thank you to Roseanne Fittipaldi, Barb Ewen, Karin Dent, David Younts, Donna Sayers, Val Smith and Linda Vandenberg for stepping up and helping me on the Landscape Committee. That was a great response to our request for new members.

Cold weather has taken a toll on some of the planters around the property. Once the danger of frost has passed, we will be meeting and doing some work on those areas. Perhaps we can look at something more permanent. As has been the case for a while, we are looking forward to working on the landscaping when the parking area is redone.

G. 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 Countertop Sealing. Most of the original kitchen and bathroom countertops in the Oceans Grand are granite. Many cabinetmakers and countertop specialists recommend that granite countertops be sealed annually. You first need to apply a cleaner and then the sealer. Products are available in area home improvement stores. Follow the cleaner/sealer manufacturer's instructions. You will be pleasantly surprised how much the appearance of your countertops is improved and you will find that the sealed countertops are much more stain resistant and easier to clean.

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.

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**