



O-Gram

August 2020

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OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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A. Hello All! A big welcome to our Acting CAM, Becky Carpenter! As one owner said, she is a “breath of fresh air” and we thank her for tackling some ongoing issues and keeping an open door to owners. You will see all the work she is undertaking when you read her introduction, below. Wonderful!

As I write this, a tropical storm is headed our way. Let’s hope it turns east or west. In the meantime, it would be a good exercise to clean off balconies if you are planning to leave town.

B. Message from our President, David Underland: Greetings. Hope everyone is staying well. I wish to thank Becky Carpenter, our acting CAM, who is doing a great job. Please direct your building questions to Becky or me at the present time. Please do not contact Shane because he needs his space at this time. Becky has jumped in and is in communication with our residents and seems to be working well for the best interest of Oceans Grand.

We are currently in the process of scheduling a meeting in the near future for replacement of resigned Board member and to review and discuss the contract for the social room. Agenda and date will be posted.

I would like to thank the decorating committee for their hard work on the newly improved card room and their work on the design for the social room. Stay safe, Dave Underland

C. Introduction from our Acting CAM, Becky Carpenter: Thank you all for the very warm welcome I received from the owners at Oceans Grand. As the interim Manager while Shane is away, I am working diligently to complete projects he began, as well as address items I notice that need attention. It’s that time of year to dust of our Disaster plan, which can be found on our website www.oceansgrand.net. There is currently some activity out in the Atlantic that bears watching, so now is the time to make sure you have everything in place, especially if you are not in residence here at the moment. This includes having all balcony furniture removed, as required in the Rules & Regulations.

Two owner units and the office were flooded over the weekend, due to massive amounts of debris and grease being put down garbage disposals. Large fruit and vegetable wastes should be put in the trash and only items that are caught in the sink drain basket should be put down your garbage disposal. We have unclogged the drain and will be jetting out all of the drains.

So far, I have had several companies come in to provide us proposals on cleaning the tile in the garage lobby area, as well as professionally clean the carpets that have not been replaced this year. In the meantime, our maintenance team has steam cleaned the elevator lobby on the 2nd level and several other of the “worst” lobby areas. If you feel that your floor needs attention and we haven’t gotten to it yet, please feel free to let me know. It’s probably on the list, but I’m happy to be sure we are taking care of it for you. We also purchased a spot cleaner for maintenance team to use “on demand”.

Landscaping also seems to be a popular topic, so I’ve walked the property with members of the landscaping committee and with our landscaper. I attended the landscaping committee on Friday, July 24th and shared my insights. We determined 4 key focal point areas that we will concentrate on which are: the Sign, the drive up area, the garage entrance and the pool. There are other areas that need attention, but are not as prominent, so we

will just pull dead plants and bushes in those areas for now. Wednesday, August 5th at 8:00 a.m., we will be having a “work party” day. Anyone wishing to volunteer to help pick up debris from the removal of dead shrubs and some other tasks are asked to sign up at the office. We will also install mulch or sod in highly visible areas for a “high impact, low budget” fix until we get can see what type of funding we will have for additional improvements next year. I also met with another landscaping company that I have been very satisfied with in the past, who will provide us with a quote to do landscaping architect rendition to present to the Board and help us work out a budget for 2021.

As part of the beautification of the pool area, the broken umbrellas were replaced with what we had on hand. We still have one table without one, but this has been ordered, along with a couple of extras for back up. The umbrellas are also under warranty, so they have been taken back to Palm Casual to be repaired at no cost to us. Palm Casual states that they can be repaired about 80% of the time. There are two main reasons that the umbrellas break. The most common reason is that the knob is cranked too tightly. It is kindly suggested that if you are in doubt, STOP! The other reason is that the umbrellas are left open after use and a sudden storm comes up and takes them out of their bases and causes damage. Please be sure to lower the umbrellas as you leave your table.

Our maintenance team is working hard to paint doors and other areas that need attention. So far, they have completed the door to the dog walk area and the area in the garage where people move items in and out. This area takes a lot of wear and tear and will need to be touched up more frequently than most areas of the building. We have an abandoned Gray Ford Freestyle in the parking lot. With the help of Daytona Beach Shore Public Safety, I have been able to determine it belonged to a person by the name of Esther Smith. Mrs. Smith has passed away, but we are trying to determine if a family member lives here, or if we need to remove it. If you have any information, please let the office know.

Feedback from owners has been wonderful. It is with this spirit of cooperation between owners, the Board and management that we will make Oceans Grand the grandest it has ever been!

D. Greetings from the Social Committee by Barbara Underland: The social committee has not met due to the virus. We hope to get back on track shortly if possible. We hope you all stay well, Barb

E. Update from the OG Landscape Committee by Chairperson Jo Stevens:

Hey Everyone. Well, we finally were able to get our pots all planted around the property. We hope you are enjoying all the flowers. The giant ice plants in the pool area are spreading and we are helping by rooting clippings and planting those. Hopefully, it won't be long before the rock and drip lines are covered with these nice plants.

New resident, Dennis Long, has joined our committee. He is a Master Gardener and his expertise will be helpful as we continue improving the landscape here at Oceans Grand.

We had a meeting on Friday, July 24th. This is the first time we invited owners and that will continue for future meetings with notices posted of the date and time. Minutes will be posted in the mailroom also. I want to thank our CAM, Becky Carpenter for coming to the meeting and for all the good ideas she shared. Watch for more work to be done by our landscape company, and Julio and Garret, soon. Dead plants will be removed all over the property and more trimming and weeding will be done. Read the minutes when they are posted for more information from the meeting.

A big thank you to our committee members Val Smith, Karin Dent, Barb Ewen, Donna Sayers, David Younts, Dennis Long, Roseanne Fittipaldi, and Linda Vandenburg for their hard work.

JO STEVENS, CHAIRPERSON

F. Maintenance Tip from Feature Resident, Wilbert (Stu) Stewart: Contractor Requirements. At a long ago board meeting, the Board of Directors adopted a motion which established certain contractor requirements. This action was taken after considerable discussion and coordination with the Association's insurers. A written policy is now in effect and applies to all contractors, vendors and third-party activities

performing work in or on Oceans Grand property including those engaged by unit owners. In general, contractors must be appropriately licensed by the City of Daytona Beach Shores, must be insured and must provide evidence of Worker's Compensation coverage, if applicable. Additionally they must provide a copy of the permit issued by the city if the work to be done requires a permit. Also, the contractor must execute a Hold Harmless Agreement which indemnifies the Oceans Grand in the event of acts of negligence or omission. Please inform any contractors you engage to visit with the CAM prior to commencing work. The policy also applies to moving companies. When you contract with them, ensure they are aware of our policies.

G. OG Inc. Financial Status and Treasurer's Report from Ed Everts:

Oceans Grand Treasurer's Report					June 2020	submitted 7/29/2020
INCOME	YTD	Actual	Better/(Worse)	B/(W)	Comments if over 5% difference	Full Year
	2020 Budget	Through 6/30/2020	Than Budget	Percent		
Maintenance Fees/Inc	\$ 598,266	\$ 605,652	\$7,387	1%		\$ 1,196,531
EXPENSE						
Administration	\$ 13,675	\$ 13,212	\$463	3%		\$ 27,350
Building Management	\$ 75,000	\$ 73,425	\$1,575	2%		\$ 150,000
Maintenance	\$ 71,871	\$ 69,296	\$2,575	4%		\$ 143,741
Cable TV Expense	\$ 62,000	\$ 62,946	(\$946)	-2%		\$ 124,000
PUD	\$ 34,020	\$ 34,020	\$0	0%		\$ 68,040
Total Maintenance	\$ 167,891	\$ 166,262	\$1,629	1%		\$ 335,781
Insurance	\$ 65,000	\$ 59,987	\$5,013	8%	Renewal came in better than budget	\$ 130,000
Utilities	\$ 139,500	\$ 164,469	(\$24,969)	-18%	Water & Sewer & Elect expense over budget	\$ 279,000
Total Operating Expens	\$ 461,066	\$ 477,355	(\$16,290)	-4%		\$ 922,131
Reserve Contribution	\$ 137,200	\$ 137,200	(\$0)	0%		\$ 274,400
TOTAL EXPENSE	\$ 598,266	\$ 614,555	(\$16,290)	-3%		\$ 1,196,531
					(\$8,903)	Net better/(worse) than budget

Red Figures = Planned Item Black Figures = actual bids or expenses

Reserve Fund	Projected 2020	Through June	2021	2022	Reserve Fund Allocation
Reserve Fund Beg. Bal:	\$ 1,068,057	\$ 1,068,057	\$ 1,072,863	\$ 716,538	6/30/2020
Project Expenditures					CD's \$ 400,000
Hallways - Carpet	\$ 50,183	\$ 23,426	\$ 29,000		US Treasury Fund \$ 547,100
Hallways - Carpet remainder		\$ 26,757			Cash & Money Market \$ 172,522
A/C compressors & maint.	\$ 34,811	\$ 20,978			\$ 1,119,622
Card Room	\$ 17,000	\$ 14,473			
Game Room	\$ 10,500				
Lobby	\$ 18,800				
Office	\$ 4,800				
Social Room	\$ 33,500				
Balcony Railings	\$ 75,000				
Parking Deck - Asphalt Removal/Paving					
Subtotal before Continge	\$ 244,594	\$ 85,635	\$ 684,325	\$ 319,800	
Contingency for Unexpected	\$ 25,000				
Total Reserve Expenses	\$ 269,594	\$ 85,635	\$ 684,325	\$ 319,800	
Reserve Contribution so	\$ 274,400	\$ 137,200	\$ 328,000	\$ 328,000	
Reserve Fund End. Bal	\$ 1,072,863	\$ 1,119,622	\$ 716,538	\$ 724,738	

Hallways - Furnishings/Finishes \$ 208,900 We will be conducting a new Reserve Study in the current year (2020), so all of the numbers to the left are estimates from 3 years ago and are to be reviewed before proceeding on any projects in 2020

Lobby \$ 7,100

Garage Access \$ 12,700

Garage Gates \$ 12,500

Asphalt Paving \$ 18,600

\$ 75,000 \$ 60,000

\$ 580,325

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

The major items that have created the biggest variation from budget are expenses for Water, Sewer, & Electric Expense. This could be due to more residents staying in Florida due to Wuhan Virus concerns and lockdowns. We still have about \$25,000 that will go to reserves once the Audit establishes the exact amount. The audit has been delayed due to the same virus but is currently in progress.

Respectfully Submitted: Ed Everts, Treasurer

Last Word: Many thanks to Stu for contributing to this edition of the O-Gram and, as always, thanks to our board and committee volunteers for their time and dedication. 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 am also looking for an O-Gram editor to take my place so please contact me if you are interested. If you are not receiving this through email, please give your updated email address to Becky. It's very important to be on the list as that is used for emergency contacts.

For those of you who are in town, you probably saw the resident survey forms and collection box that were in the mail room. The purpose of the survey was to canvass residents, who responded anonymously, about their observations and ideas for improving our condominium. The results of the survey are in and I will attempt to do a very broad summary here. The full results have been sent to the board of directors for any action they feel

necessary and as a tool to open communications. If you would like a full summary of the 29 responses received, please email me at tvssog902@gmail.com or Gerry Boocock at gboocock47@gmail.com.

Communications: Residents replied that they would like a regular newsletter and more frequent communication and meetings. They would also appreciate better access to the board, responses to their questions, a new owner orientation process and an updated website.

Maintenance, Upkeep and Enhancements: Respondents asked for cleaner carpets, baseboards, garage floor, stairwells and better oversight of our cleaning contract. Many mentioned we need resolution of water leaks from the lobby and social room doors, a scheduled maintenance program and improvements to our landscaping and parking deck.

Operations (Office and Building): Residents asked for regular office hours and a posted schedule of hours for both the office and maintenance. Some were concerned about keeping a maintenance schedule and records of maintenance. Several asked for more input on which projects are scheduled.

Other: This is a big catch-all but I think one respondent summed it up very nicely: “I have many more things to say but this form is not the place to say them. I am thrilled there is a group that wants to address these and any other issues the residents may have. Granted, we are a diverse group, so it is hard to please everyone, But I think if we approach this as a group to address our concerns to the board, hopefully, it will be appropriately received.”

There were many positive comments. We ARE a diverse group and not everyone sees issues the same way. Hopefully, the more we can communicate, the better our condominium life will be!



And, on a sad note, a great man in our community, Don Large, died last week of Covid complications. He was our former mayor and councilman for the Shores and was instrumental in making the Shores the wonderful place it is today. You can read the article about him that was in the Daytona News Journal by following this link: <https://www.news-journalonline.com/news/20200722/don-large-former-mayor-of-daytona-beach-shores-dies-of-coronavirus-complications?rssfeed=true>. Sadly, his wife Peggy also passed due to the virus just last night, 7/29. She was a nurse, a mother and a wonderful, strong spirit. The city council is going to proclaim August 19th, Don’s birthday, as “Don Large Day” in the Shores. Please be on the lookout for upcoming information on plans for that day. You can also go to www.dbshores.org to see more information on this and all city events.

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