



O-Gram

April 2016

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OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

HAPPY TENTH BIRTHDAY, OCEANS GRAND!

A. Gala Birthday Party – April 9, 2016. The Social Committee has arranged yet another grand occasion to celebrate the Oceans Grand's tenth birthday. The event with catered food and professional entertainment is currently a "Sell-Out." We'll raise a glass to those of you who are unable to attend.

B. Maintenance Tip of the Month – Jacuzzi Operation. You won't find this tip in the Oceans Grand Maintenance Tips publication but it was brought to our attention by an owner whose unit is equipped with a Jacuzzi Tub. He had not operated the tub for a long period of time and decided to determine if it was still functional. He filled it with a sufficient amount of water and activated the unit. He said a lot of "ugly" water began circulating in the tub. We assume that water trapped in the tub's lines had become stagnant. To keep the pump's seals from drying out and to prevent stagnation in the lines, it is a good idea to periodically operate the unit.

C. Carpet Replacement. The first portion of Phase I of the carpet replacement program has been completed. As announced in the CARPET ALERT bulletin, we ran into some difficulties in the Social Room corridor caused by water infiltration due to poor drainage on the faulty designed and constructed parking deck. We will take steps to remedy the situation ASAP. Sometime in the not too distant future we will have to spend some big bucks to correct the drainage problems on the parking deck.

The first portion of the carpet replacement program included the office, lobby and social room corridor. Carpet squares (carpet tiles) were used in these areas. The next portion of the project will include the second floor corridors and elevator lobby. We will evaluate the carpet squares prior to a decision to use them or switch to broadloom.

We salute Director Debbie Searcy the Board of Directors' Project Officer for the carpet replacement effort. We also thank her ad hoc advisory committee who helped her decide on the texture, colors and other factors.

D. Hot Water Heater / Tank Inspections. In past issues of the O-Gram we have discussed the importance of regular inspections of your unit's hot water heater / tank. In talking to many residents, though, we have determined that very few are actually performing such tasks. All of the original tanks are now ten years old and the Oceans Grand has already experienced catastrophic failures resulting in water damage to the unit and the units below. We have some owners who are preemptorily replacing their tanks. We have decided to

engage a specialist to perform an inspection of all tanks. If a tank appears to be “suspect,” we will inform the owner with a strong recommendation that the tank be replaced expeditiously. Director Cliff Fisher is the Board’s Project Officer for this action.

E. Short-Term Rentals. The Oceans Grand Declaration of Condominium, a document prepared in accordance with Florida Statutes, specifies that the minimum rental period is *one month*. We have learned that some owners have authorized their realtors to rent their units on a weekly basis. We have even seen advertisements on the internet but unit numbers were not given. We should have investigated further so legal action could have been initiated. We will do so in the future. We have also learned that some owners are “gaming the system” by leasing their units for six-months and one day so they can avoid the room tax that is paid for accommodations leased for six months or less. The state and county frown on this method of avoiding paying taxes and indicate that penalties can be assessed.

F. Recycling. In the February 2016 O-Gram, we published an attachment to the Oceans Grand Rules & Regulations which depicted the items that can be recycled and listed items that cannot be placed in the recycling bins. I guess some residents ignored the article as about ten days ago we discovered someone had placed a large rug and some sofa cushions in a bin. What’s with these people? Speaking of recycling, look at the photo below.



Look on the floor at the corner of the bin. Apparently someone threw a glass bottle at the bin and missed it. The bottle smashed on the concrete floor and the individual didn’t make any effort to clean up the mess.

That’s really nice, isn’t it?

G. Final Audit Report. The Oceans Grand Owners Association, Inc. has received the final audit report for the year ended December 31, 2015. The audit agency, Weston & Gregory, LLC did not identify any significant findings. The report stated that the results of the Association’s operations and cash flows for the year ended in conformity with accounting principles generally accepted in the United States of America.

H. Lobby Fountains. Since new carpet has been laid in the lobby, we have installed the new waterfall fountains. They are very similar to the ones we had previously. We experienced a significant amount of damage to the carpet, baseboard and wall covering due

to moisture accumulation with the previous fountains. This time, the staff wisely placed a plastic shield under the units. When the ornamental pots are reconditioned they will, again, be placed around the base of the fountains and the plastic mat will be inconspicuous. Numerous residents have indicated they are happy to see the fountains back in place.

I. Pet Orientation / Registration Program. In the last issue of the O-Gram, we announced that revisions would be made to the pet orientation and registration program. We chartered Rick and Lynne Weiss to develop the program. They, with the help of Paula Rizzo, completely re-designed the program with new registration forms, identification tags and new procedures. Letters are being transmitted to all owners to explain the revised system. Responses are being solicited from unit owners and we earnestly beg for your cooperation. Visits are being planned for resident tenants. We are very hopeful we can emphasize the absolute necessity to clean up after “doggie accidents,” to keep your animals on a short leash and to generally improve the situation for all residents of the Oceans Grand. We genuinely appreciate the efforts of Rick, Lynne and Paula.

J. Video Security Camera and Community Information Channels. After some unfortunate delays, we are back on track to have the Video Security Channel included in your U-Verse system and also to re-establish a Community Information Channel similar to what we had a few years ago. Director Ron Christopher is acquiring the necessary electronics equipment and arranging for the necessary connections and installation. We may have to ask for volunteers to produce / direct the Community Information Channel. I am confident that we have a number of talented people in the Oceans Grand that would develop an informative and interesting Information Channel.

K. Oceans Golf Course Receives Award. Our neighbor, the Oceans Golf Course, was selected as the Second Best Hybrid Golf Course in the United States. The designation was made by Golf Digest magazine. The Oceans was bested only by the Tiger Woods course in Augusta, Georgia. Hybrid courses are defined as a par three or executive course that encourages chipping and putting in a limited time for play. We laud the efforts of Scotty and his staff including the grounds maintenance crew and the course’s Board of Directors in making this one of the premier par three golf courses in the nation. Ron Christopher is a member of their board. Our congratulations to this group.

L. Security. In past issues we have emphasized the need for security in the Oceans Grand and it is now, apparently, time to reemphasize the requirement. It has been noticed by numerous residents that a person or persons habitually prop open the pedestrian gate by the parking garage vehicular gate. When this breach of security occurs, it imperils the safety and security of the entire Oceans Grand. In one week, I personally removed the prop and closed the gate six times. On one occasion I found someone had even propped open the door to the bicycle storage area. ***Residents, let’s not invite unwanted persons into our building.*** If you see the gate propped open and no one is in the process of moving in, please ensure it is closed.

M. Oceans Grand Governance – A Refresher. Our thanks to Director Cliff Fisher for preparing this article.

The Oceans Grand is subject to the laws of the State of Florida and to its condominium documents. These laws and documents provide for a Board of Directors (BOD) elected by the owner membership. Directors serve two-year terms on a staggered basis. The election of expired BOD positions takes place every fall and is completed at the Annual Meeting held on the first Monday of November. Directors must be an Oceans Grand unit owner in good standing and must meet specific requirements regarding knowledge of the aforementioned laws and documents.

The Annual Meeting normally begins with the final meeting of the outgoing board and installation of newly elected or re-elected BOD members. When the Annual Meeting is adjourned the incoming BOD convenes for an organizational meeting. The incoming BOD elects (among themselves) a president, vice-president, secretary and treasurer.

The BOD directs the affairs of the condominium subject to the Florida Statutes and the condominium documents and establishes policy for operation of the Oceans Grand. Owner member voting is limited to amendments to the condominium documents and election of directors. Owner members are encouraged to participate in the discussion of items on BOD meeting agendas. Owner members are always welcome to make their concerns known to the manager and the BOD however it must be done in an appropriate manner.

As stated above, the BOD sets policy for the Oceans Grand. The Community Association Manager (CAM), under the supervision of the BOD, manages the activities and conducts the day-to-day business of the Association. The BOD president and/or other duly authorized BOD members provide detailed guidance and direction to the CAM between BOD meetings. Owner members and BOD members not specifically authorized do not possess the authority to direct the CAM or the maintenance staff.

Notes to Statements Above: *The governance described in the foregoing paragraphs is designed to promote efficient and effective operation of the Oceans Grand. Our staffing level, due to budgetary constraints, is based on normal operations with little or no opportunity to perform duties not directly related to normal operations and maintenance. While owner members are encouraged to call attention items that should be corrected, it must be done in an appropriate manner and not expect drop what they are doing for a non-emergency matter.*

N. Grease Found in Kitchen Drain Lines A-G-A-I-N: We recently experienced blockages in the 09 stack kitchen drain and it resulted in expensive damage repair. Some resident or residents in the 09 stack are ignoring previous pleas and deliberately pouring cooking oils or grease residue in the kitchen sinks. **DON'T DO THAT, PLEASE!**

The Oceans Grand is an interactive community of residents living in relative 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 real estate investment. We strive for harmony among our residents.

