



O-Gram

April, 2017

Volume 3 – No. 4

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

E-MAIL: oceansgrand@outlook.com

A. Board of Directors President Announces Resignation. Oceans Grand Owners Association, Inc. Board of Directors President Terry Smith has announced he will resign from the board effective April 7, 2017. Terry stated he gave this decision a great deal of thought but felt he was unable to continue due to personal health issues. He is looking forward to serving in other capacities in the future. As stipulated in the Association's Bylaws, Board Vice-President Bill Stevens will assume the duties of the president. As specified in the Florida Condominium Act (Florida Statutes, Chapter 718), the Board will appoint an owner to serve the remainder of Terry Smith's term.

B. Security Problems. If you were going out for a few hours, would you leave the door to your unit propped open so you wouldn't have to go to the trouble of unlocking it when you returned? Of course not and probably all of you would say it would be stupid to even think of leaving your unit unsecured. All the exterior entrances to the Oceans Grand have locks that require a key or sensor to open them. Would it be a good idea to leave them open or unlocked so that a key or sensor would not be required? Absolutely not, I think most everyone would say. We need to have a secure facility. Why, then, is the pedestrian gate, next to the vehicle gate, propped open so often? When my wife and I depart or enter and note the gate open, we stop and secure it. In the March edition of the O-Gram, we reported on the bicycle thefts. Why are our residents continually creating or allowing an open-door invitation to thieves?

C. Maintenance Reminder. This has been a warmer than usual winter season and you may have used your air conditioning on some days. It is now officially spring and warmer weather is approaching and you will be using your cooling system more often. It is paramount, therefore, to ensure your air handling unit is properly maintained. When was the last time you treated your condensate drains? Are your filters clean? Is there unusual vibration or noise when the motors are operating? A well-maintained air handling unit operates more efficiently and economically, we guarantee you. Another timely maintenance task is to use your vacuum cleaner to clean the dust from the grilles of the systems air outlets and inlets.

D. Social Functions. Hats off and three cheers for the Social Committee. The Mardi Gras party on Fat Tuesday and the St. Patrick's Day function on March 17th were well organized and very well conducted. There was an abundance of good food *and* good music. The Oceans Grand is so fortunate to have people who really know how to entertain. We truly

appreciate all the great people who make good things happen. The next function is the traditional Jimmy Buffett Pool Party on April 22nd.

E. The Grand Book Club. At our March meeting, we reviewed “Killing the Rising Sun” by Bill O’Reilly and Martin Dugard and “Tribe” by Sebastian Junger. “Tribe” was loaned to us by Pat Colgin and she sat in at the meeting and provided her review comments. She is now the first lady to be a member of the club. At the April meeting, we will review “The Downhill Lie” by Carl Hiaasen and “The Zookeepers Wife” by Diane Ackerman. We meet at 4 PM on the 2nd Tuesday of the month and we review one fiction and one non-fiction selections. The club needs a few more members. Contact Coach Charlie Rizzo (crizzo@yahoo.com) for more information.

F. Oceans Grand Physical Building Improvement Survey. We often hear our owners comment about things or improvements the Oceans Grand should have. The Board of Directors sent out a survey form asking for input for capital improvements to our condominium. You could also suggest your priorities. The input was somewhat disappointing as only 18 owners submitted their suggestions and many of the suggestions were not capital improvement ideas but were housekeeping and maintenance complaints. We had hoped we could develop a consensus which would be an assist to the Budget Committee and Five-Year Planning Committee. We appreciate what we did receive but hoped for more. In the future, please help us on such matters.

G. Sources of Information. If you are interested in obtaining information, check out the sources listed below:

- Consumer Information: Subscribe to the Florida Consumer eNewsletter at www.800helpfla.com.

- There is an interesting article about swimming pool water quality at <https://www.theguardian.com/science/2017/mar/01/how-much-pee-is-in-our-swimming-pools-new-urine-test-reveals-the-truth>

H. Good Neighbors. From where we live in the 00 stack, we have a good view of the parking deck and the vehicle wash area. You would be surprised how much the vehicle wash area is used.....one of the most used of all the Oceans Grand’s fine amenities. When we first moved here in 2011, many of the users just left the hose laying on the pavement and would dispose of trash in their vehicles by throwing it out on the deck. Some articles were included in the O-Gram in 2015 about the problem. Now mostly all users neatly coil up the hose on the hanger and dispose of their rubbish in the container. Good for you, good neighbors.

I. Hot Tub/Spa & Swimming Pool Improvements. The heat pump for the hot tub/spa has been replaced with a natural gas water heater which will provide better control of the water temperatures. The cost was \$3,200 which will be charged to the reserve account. The removed heat pump was then used to replace a faulty heat pump for the swimming pool.

J. Fitness Center Equipment. Regular users of the Fitness Center (or “Gym” as some prefer) are happy that two of the treadmills have been replaced. One of the old treadmills

had died a natural death and another was on its death bed. In addition, a second elliptical (known by some as a “stair monster”) has been added.

K. Temporary Sidewalk. The sidewalk construction on the east side of the Oceans Grand will be temporary while the city expands the parking lot. It will be restored to its original configuration once expansion construction is completed. Also watch for a temporary construction fence in that area.

L. Rubbish Room Storage Cage Status. 138 cages have been sold. 44 cages are still available. 16 owners are on the list to purchase a second cage. Oceans Grand owners who are interested should contact Shane, our Association Manager (CAM).

M. Openings on O-Gram Staff. We started publishing the monthly newsletter in January 2015. Since then, we have published and distributed 33 issues (including a few special editions). Based upon comments we hear, it has proven to be a popular publication. The staff has been mainly a one-person operation except for a few articles submitted by others. Now we also get input from Board of Directors members which is very welcome. The editor is also the publisher, the layout director, the graphics designer and even the typist. In May, your editor will reach age 86 and his body and mind have begun to slow down. He likes to tell people that if he had known he was going to live this long, he would have taken far better care of himself. We are certain that there are people in the Oceans Grand who have experience in journalism, perhaps producing company or organization newsletters, or those who have ideas on how to produce informative and interesting publications. Maybe we need to change the format or the type of font. Maybe we need more photographs or graphics. Should we have a message from the Board President and/or the Association Manager in every issue? We’re anxious to hear from you.

N. Oceans Grand Finances. Financial Comparison / YTD Recap

Category	2015		2016		2017	YTD - 2/28/2017	
	Budget	Actual	Budget	Actual	Budget	Budget	Actual
Income from Monthly Fees							
Annual Monthly Fee Totals	1,058,545	1,058,539	1,152,092	1,152,694	1,178,044	196,340	199,864
Annual Expenses	Budget	Actual	Budget	Actual	Budget	Budget	Actual
Administration Services	32,363	32,710	25,948	35,949	32,245	5,374	6,395
Building Management	146,825	151,355	154,101	166,671	142,991	23,832	25,954
Maintenance Expenses	228,686	199,894	314,484	336,023	350,310	58,384	55,383
Insurance	199,141	187,434	194,904	168,003	193,307	32,218	36,470
Utilities	262,170	264,925	273,115	270,436	269,651	44,942	48,282
Total Operating Expenses	869,185	836,318	962,552	977,082	988,504	164,750	172,484
Reserve Contribution	189,360	189,360	189,540	189,540	189,540	31,590	31,590
Total Expenses	1,058,545	1,025,678	1,152,092	1,166,622	1,178,044	196,340	204,074
Reserve Amount	Actual 2015		Actual 2016		2017	YTD - 2/28/ 2017	
Beginning Balance	866,359		872,659		947,880	947,880	
Contribution + Carryover	+189,360		+189,540		+189,540	+48,339	
Reserve Spent / Projected	-183,060		-107,093		-130,000	-13,167	
+ Interest – Fees / Projected			+7,226		+9,000	+1,313	
Year-end Balance / Projected	872,659		947,880		1,016,420	984,365	

Notes:

1. In 2016 the association purchased 86 additional storage cages for \$22,000 which was posted as a maintenance expense and was not included in the 2016 budget.
2. the objective for the reserve account is to have funds available as needed to maintain the property's assets at the desired level of performance and appearance. The determination of the dollar amount required is based off of an annual 30 year reserve study prepared by GAB Robbins.
3. The expenditures from the reserve account for 2018 and 2021 are projected to be under \$200K each year with 2019, 2020 and 2022 reserve expenses to be in the area of \$400K for each of the three years.

January variances between the operating budget and the actual amount:

- GAB Robins (Reserve and Insurance studies) went over the \$900 budget for 2017 by \$990 because of an onsite insurance / inspection done in December of 2016. The contract reads \$835 annually & every 3 years \$1,890. Next inspection is due in 2019 for the 2020 budget.
- We conducted a mold inspection in September of 2016 for \$7,300 and paid the bill this January. This is a maintenance expense and the budgeted monthly average is \$5,000.
- Paid the annual fee of \$1,100 (E-Maint) in January for a software program to track & produce a list of responsibilities for staff, maintenance needed for equipment and an inventory control system.
- Paid out a retirement / severance package for a long time employee.

February variances between the operating budget and the actual amount:

- A staff member received 40 hours of vacation time and he worked his normal hours.
- We budgeted & spent \$600 to purchase an up graded copier to support restructuring / efficiencies in January. The budgeted monthly average is \$375.



Some photos of the Mardi Gras party on February 28th (by Rege Davis)

You know that you are getting old when you sit in a rocking chair and can't get it started.

.....Agur....."Stu" Stewart, Editor.....

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
386.214.7493