



O-Gram

August 2016 *(Early Release)*

Volume 2 – No. 10

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

E-Mail: oceansgrand@outlook.com

A. Maintenance Tip Reminder of the Month – Washing Machine Hoses. Do you inspect your washing machine supply hoses regularly? How would you like to return from shopping and be standing in water in the entryway due to a ruptured hose? It is a *must* to check your supply hoses on a frequent basis to determine if it is time to replace them. Some supply hoses require washers so you should check them also. Several owners have replaced the standard hoses with woven stainless steel types.

B. Water Infiltration Problem. We have taken a lot of hits recently about our decision to replace the carpet in the Social Room corridor where we occasionally have water infiltration in the area around the double entrance doors. We were criticized because we had not repaired the doors to stop the water infiltration. In reality we have performed about every improvement on the entrance that we can to prevent water infiltration. The problem is not lack of attention to the entrance, it is the parking deck drainage. So, we elected to take a calculated risk and installed the new carpet.

It doesn't take a rocket scientist to design a drainage system for a paved parking lot or deck. It does, however, require a basic knowledge of design principles (one of which is that water flows downhill) and the regulatory requirements must also be known. After the dimensions are established, the area is calculated (normally expressed in square yards). Then the meteorological data charts prepared by the local government (generally based on data furnished by the National Weather Service Office of Hydrology) are consulted to determine storm frequency, rainfall intensity, and other required design factors in order to calculate how much surface runoff can be expected. Using the acquired data will allow calculation of peak runoff (normally expressed in cubic feet). Following that, the number and location of drain inlets can be determined as well as the size of the drain pipes. The design of the pavement must also include the slope towards the drain inlets. The optimum is 1% to 5%.

Let's take a look at our deck. There are too few drain inlets and many of them are too small (I label some of them as "shower drains"). In several instances, the pavement slope is inadequate which results in "ponding." Take a look at the diameter of the drain inlet outlet pipe. I don't think we have any larger than two-inches. They should have been at least six inches and in some locations larger than that. Go in the parking garage. You can see where the two-inch diameter pipe penetrates the concrete and connects with six-inch pipe. Some of these drains should have been ten-inches as a minimum. Go back to the parking deck and note where the pavement is sloped towards the building without any interceptor drainage. That causes the water infiltration.

What caused these design and construction deficiencies? Were the developer and contractor trying to save money? Was the construction adequately monitored? We don't know but whatever the reason it left us with a less than desirable situation. The Oceans Grand is really a well-built building except for serious deficiencies in the electrical and plumbing systems and the obvious parking deck defects.

What can we do about it? Do we want to jackhammer entire sections of the pavement to resolve the slope problems, install larger drain inlets and larger diameter stormwater drainage pipes? Do we want to remove sections of the pavement and install interceptor drain inlets where water now enters the building? If the answer is "Yes" then we must be prepared to spend **MEGABUCKS**. Conceivably the cost could exceed one million dollars and create the necessity for an assessment. Even contracting preliminary design to obtain a cost estimate will be extremely expensive. Can we live with the current situation?

C. Board of Directors Upcoming Election. On November 7, 2016, the Association's Annual Meeting will be held. The agenda will include the installation of members of the Board of Directors. The two-year terms of two Board members, Cliff Fisher and "Stu" Stewart, expire this year. In early September (next month), the Annual Meeting first notice will be mailed to all owner members. The mailing will include a blank form, "Notice of Intent to be a Candidate for the Board of Directors." We urge all owner members to consider becoming a candidate for a position on the Board. The Oceans Grand is really blessed to have a wealth of talented, experienced and well-informed owner members. We have owners with backgrounds in industry, business, commerce, education, government and other fields. Their knowledge and past experiences would be very valuable to the governance of our community. We urge you to seriously consider being a candidate. Please complete and submit the Notice of Intent form and a candidacy information statement.

Please be advised that, due to age limits *and* term limits, current Board President W. T. ("Stu") Stewart will not be a candidate for a seat on the Board again.

D. Oceans Grand Men's Book Club. Charlie Rizzo is keeping the application period open to ensure everyone has the opportunity to become a part of this elite group. As announced in the July O-Gram, Charlie's initial thoughts are to meet at 4 PM one afternoon per month and alternate between fiction and nonfiction books. If interested, contact Charlie at (713) 677-3976 or crizzo58@yahoo.com. Ideal size of the group will be around eight, so don't delay if you are interested in being a charter member. Charlie says his intention is to make this a "fun" group but still produce interesting and informative discussions. He adds that, subject to a consensus of the members, a beer or two will *not* be banned at the sessions providing such beverages stimulate discussion rather than dissension or digression.

E. Budget Planning. Sometime in the next 45 days or so, the Budget Committee, chaired by Director Cliff Fisher, will begin deliberations to prepare a proposed 2017 budget. All meetings are open to all Oceans Grand owner members and every owner is encouraged to attend. By statute the proposed budget will be mailed to all owners 14 days in advance of the Budget Adoption Meeting. Currently that meeting is scheduled to be convened just prior to the Association's annual meeting on November 7, 2016.

F. Oceans Grand Initial Construction Question. The answer for the date of the photograph in the July O-Gram was c. February 24, 2004. All who answered correctly received a **FREE** subscription to the O-Gram.

G. Oceans Grand Financial Status. As of May 31, 2016 – Five months through our fiscal year (Includes a comparison to status as of April 30, 2016):

DELINQUENCIES – CONDOMINIUM MAINTENANCE FEES

Item	April	May
Total Number of Delinquent Accounts	17	18
Percentage of Owners that are Delinquent	9.0%	9.5%
Total Amount of Delinquencies	\$ 13,829.35	\$ 14,698.60
Largest Single Delinquent Account [The last payment on this account was 08/10/2015]	\$ 4,611.20	\$ 5,053.91
Number of Delinquent Accounts Less Than \$1.00	4	5
Number of Delinquent Accounts \$1.00 to \$50.00	4	4
Number of Delinquent Accounts \$50.00 to \$ 500.00	2	2
Number of Delinquent Accounts \$500.00 to \$ 1,000.00	2	3
Number of Delinquent Accounts More Than \$1,000.00	5	4

Necessary legal notices have been transmitted to all delinquent owners and liens have been filed as appropriate.

BUDGET COMPARISON

Budget Item	April 2016	May 2016
a. Administration Expense	Over budget by \$2,654.84 (20.6%)	Over budget by \$8,844.43 (60.91%) [See Note 1 below]
b. Building Management	Under budget by \$730.49 (1.42%)	Over budget by \$3,389.28 (5.28%) [See Note 2 below]
c. Maintenance Expenses	Over budget by \$8,664.62 (7.39%)	Under budget by \$4,896.19 (3.34%)
d. Insurance	Under budget by \$8,698.93 (13.39%)	Under budget by \$10,335.80 (12.73%)
e. Utilities	Under budget by \$259.92 (0.29%)	Under budget by \$88.65 (0.08%)
TOTAL EXPENSE:	Over budget by \$1,630.12 (0.41%)	Under budget by \$3,086.93 (0.62%)

NOTE 1: Mainly caused by expenditures in Account No. 5025, Legal Fees and Collection Costs.

NOTE 2: Mainly caused by expenditures in Account No. 5171, Repairs/Maintenance/Supplies.

NET RESERVE FUND BALANCE

April 2016	May 2016
\$ 792,991.79	\$ 904,625.74

H. Carpet Replacement Project Status. All work on the 16th, 20th and 21st floors has been completed. All work on the 2nd floor has been completed except for the Social Room corridor. It is being delayed due to the expansion joint problem. The deterioration of the concrete around the expansion joint is the major problem and the repairs we applied in the past have not resolved the problem. Due to the width of the affected area, it has been determined that the typical commercially available expansion joint cover will not work. We are now planning to get a fabricated metal plate that would cover the required area. It would be secured on one side to allow the movement of the underlying concrete caused by expansion and contraction. Then the carpet tiles will be replaced as required. We regret the delays during this project but sometimes we can run into snags and/or snafus.

I. Who Keeps Pouring Cooking Oils in the Kitchen Drain Lines? We have published articles about this taboo in the past. We have written fairly “nasty” letters to residents and we have posted notices in the elevators. But it keeps happening? Is it negligence or is someone deliberately sabotaging our plumbing system?



The 09 stack has been completely clogged twice in the last 90 days. We have to engage a contractor to come to remove the congealed grease. It is getting very expensive and we are already over budget in that account (see chart above). It is also a nasty task. There are absolutely no cooking oils that do not congeal in the drain lines. Vegetable oils, olive oil, sunflower, saffron, canola and all of the other cooking oils congeal into a solid mass and clog the drains. Many of our residents collect their used cooking oils and place them in disposable containers. They carefully wipe cooking utensils with paper towels and never, never rinse the oily pots and pans into the kitchen sink drain. PLEASE BE RESPONSIBLE AND HELP US.

J. Oceans Grand Community Information and Security Camera Channel. The service channel is 8001 for both operations. Due to the work of Director Ron Christopher and Terry Smith, the producer of the Community Information portion of the channel. The channel is up and running. The Community Information portion will eventually have announcements, schedules of Oceans Grand events, photographs of Oceans Grand activities and events, and other informative and interesting features. The Association has acquired the necessary software to develop and produce the community information portion. Instructions for use of Channel 8001 are shown on the last page of this O-Gram.

K. For Your Information – We Are Not an “HOA.” Some of our owners refer to the Oceans Grand Owners Association, Inc. as an “HOA” (Homeowners Association). HOAs are regulated by Florida Statutes Chapter 720. Condominiums are regulated by Florida Statutes Chapter 718 sometimes referred to as the Florida Condominium Act. While there are similarities in the two chapters, there are also significant differences. We have never seen condominium owners associations referred to as “COAs” however they are *not* HOAs. Our State of Florida regulatory agency is the Department of Business & Professional Regulation (DBPR), Division of Condominiums, Timeshares, and Mobile Homes. If you are interested in researching the statutes, one good website is www.flsenate.gov/Laws/Statutes. Navigate to **Title XL – Real and Personal Property (Ch. 689-723)**.

L. Smoking in Common Elements. The Oceans Grand Rules & Regulations prohibit smoking in all common areas including corridors, parking garage, social room, lobby and other such facilities including the swimming pool. Florida statutes provide Associations sufficient authority to regulate such areas even if they are outdoors areas. Associations, though, cannot regulate Limited Common Elements including balconies or terraces attached to units. We have a number of residents who are affected by second-hand smoke and they have vigorously objected to individuals smoking in the swimming pool area. Smokers, we ask for your cooperation and restraint. We will remove the sand from the ash receptacles and signs will be posted reminding all persons of the prohibition. If you want verification of our authority, you should research the various State of Florida statutes.

M. Security Breaches. The Oceans Grand is still plagued by instances of lax security. Let us call your attention to some of the most troublesome:

1. Holding Entrance Doors Open to Allow Non-Residents to Enter. This occurs mostly at the Lobby main entrance but also at the doors leading from the Parking Garage to the Ground Floor Elevator Lobby. We realize you are trying to be polite but you are creating a security breach. Just ask them.

2. Not Ensuring the Pedestrian Gate Next to the Vehicle Gate is Latched. We find this situation very often. If you take your dog for a walk or walk to the beach or a nearby store, please ensure the gate is closed and latched. Many times it is noted that someone will prop the gate open rather than ensuring it is closed.

3. Unauthorized Vehicles/Persons Entering Parking Garage. This getting to be all too-common breach is hard for a departing vehicle driver to control but please be advised it is happening more frequently. Vehicles will patiently wait in the driveway leading to the Parking Garage. When a vehicle departs the Garage, they drive into the building and park their vehicle in a Loading/Unloading space or in the driveway by the double doors. When a resident enters or departs, they enter the building. To me, that is a suspicious act. We have even been informed of “reputable” realtors using this technique to gain entrance to the Oceans Grand.

4. Failure to Ensure that Exterior Doors to Parking Garage are Secure. At the corners of the Parking Deck are enclosures for stairways leading to the ground level. At the ground level there is an exit leading to the exterior of the building and also an entrance to the Parking Garage. These exit doors are equipped with automatic door closers however sometimes when the wind is a little stronger or there is some misalignment with the door, it will not close and lock securely. It doesn't take but a few extra seconds to check and make sure the door is secure.

5. Guests at Functions in the Social Room Allowed to “Roam” the Building. We have learned, from reliable sources, that guests at functions are allowed, in some cases, encouraged, to “take a look around the building.” We've heard from some owners who state they are very uncomfortable with this process. It is perfectly understandable if you are an owner and wish to invite guests to see the Oceans Grand and its amenities. But it is not acceptable to issue blanket invitations to attendees at a party to wander around. It is really not a good idea to loan them a common area key so they can enter secured rooms. The most secure procedure is to escort visitors.

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Let us all be more aware of the necessity for security in our community. In today's world it is very important to eliminate as many risks as possible.

*You need only two tools in life – WD-40 and Duct Tape.
If it doesn't move and should, use WD-40. If it moves and shouldn't, use Duct Tape.*

Head aega..... “Stu” Stewart, President, Board of Directors

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.

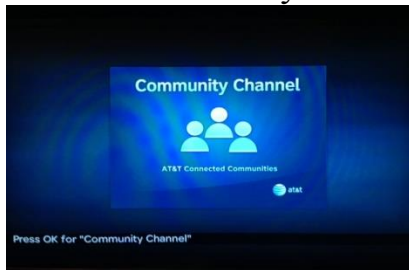
Oceans Grand COMMUNITY CHANNEL '8001'

The COMMUNITY CHANNEL has two (2) links and provides:

1. **Oceans Grand Community Channel** – includes news items for the Grand
2. **Oceans Grand Camera**

How do I get there?

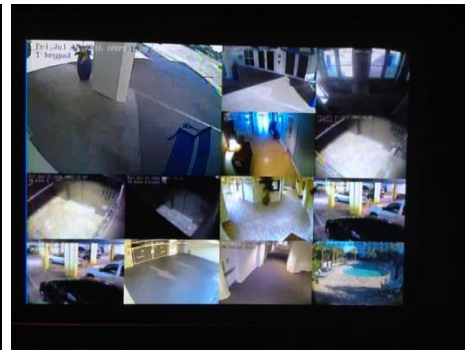
1. On your remote punch in channel **8001**
2. You will see 'Community Channel' AT&T Connected Communities



- a. Press '**OK**'.
4. It takes you to the Oceans Grand Community Channel (News)



- a. Press '**OK**' to bring to FULL screen
- c. To get out of FULL screen - Press '<Back' button (upper middle left of OK button)
5. To see the Camera(s), Press '▼' arrow (under OK) to get to the Camera view
6. Press '**OK**' to bring to FULL screen



- a. To get out of FULL screen Press '<Back' button
7. To go back to regular channels Press 'Exit to TV' button (lower middle left of OK button) – 2 times
8. You are back to your other channels.

Note: You can get full details of everything Oceans Grand on the website: www.oceansgrand.net