



O-Gram

August 2017

Volume 3 – No. 8

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

E-Mail: oceansgrand@outlook.com

A. Maintenance Reminder of the Month. We've experienced a lot of rain and wind recently. Now is a good time to check your sliding glass doors and screens. Ensure the rails are free of dust and that the weep holes are not clogged. Spray the rails with a good silicon lubricant. Also spray the latches on both the screens and doors.

B. Oceans Grand Bridge Group Happenings. *(Submitted by Mary Clemmons)* The Bridge Group held a farewell lunch on July 12th for our star player, John Hennessey. John had been a member since the groups origin 11 years ago. Pizza was served with a selection of favorite beverages which, included, of course, beer and wine. Later cake and champagne were served. The group then proceeded to play our best bridge game ever. John has been a loyal and devoted player as well as our mentor as our mentor and our friend. We will miss him greatly and wish he and Kathleen the very best as they start anew in California.

We welcome new players in the Oceans Grand Bridge Group. Call Mary Clemmons at 944-2351.

C. Changes to Florida Statutes.



Florida Statutes Chapter 718 (FS 718) is known as the Florida Condominium Act. It is a fairly thick and very comprehensive document and is considered the "bible" for operation and administration of condominiums. This year the Florida Legislature adopted several changes to the statute which were signed into law by the Governor on June 26, 2017. The amendments to FS 718 include:

- A unit renter has a right to inspect and copy the association's bylaws and rules.
- By July 1, 2018, a condominium with more than 150 units (*The Oceans Grand has 189 units*) must have a website with numerous features not provided on oceansgrand.net,
- The Association must provide an estoppel certificate within **10** business days (*changed from 15 days*). The amended statute also changes many other provisions regarding estoppel certificates including fees. The Board of Directors must adopt a resolution identifying the specific individuals who are authorized to receive and prepare estoppels and this information must be posted on the website.
- Board of Directors members terms are limited to eight years with few exceptions.

- The Association must submit an annual report to the State of Florida Department of Business and Professional Regulation listing the financial institutions at which accounts are maintained. Unit owners may request a copy of such reports.

D. Reducing Your Summer Electric Bill. FPL recommends:

- Set your thermostat(s) to 78 degrees with the thermostat fan switch on "Auto." Raise the thermostat to 82 degrees while you are away. These temperatures will be sufficient for moisture removal.
- Use overhead fans to keep cool. Remember to turn fans off if you are going to be out of the room very long.
- Close blinds, shades or drapes to keep sunlight out.
- Maintain proper airflow by keeping interior doors open to ensure air circulation.
- Clean or replace air filters regularly to help your air handling unit run more efficiently.



E. Board of Directors Election. The two-year terms of three members of the Oceans Grand Owners Association, Inc. Board of Directors will expire at the Association's annual meeting on Monday, November 6, 2017. The expiring term Board members are President Bill Stevens, Vice President Ron Christopher and Secretary Debbie Searcy. In early September (next month), owners will receive the first notice for the annual meeting. Included with the first notice will be forms to declare an individual's intent to be a candidate for a seat on the Board of Directors. The Oceans Grand is fortunate to have many owner members who possess vast talent and experience in government, business, industry, education and other fields. We urge our owner members to seriously consider becoming a candidate for a seat on the Board of Directors. Our continued success depends upon you.

F. Oceans Grand 2018 Budget Process Beginning. Board of Directors Treasurer and Budget Committee Chairman Rick Weiss has announced that the process to develop the Association's 2018 budget is beginning. He stated that the new Budget Committee members are, in addition to himself, Janette Brown, Jerry Friel, Vijay Sheth and Al Aldo. These same owners also comprise the Five-Year Planning Committee according to Director Weiss. The date of the Budget Adoption Meeting has not yet been established but all owner members will receive a copy of the proposed 2018 budget at least 14 days prior to the meeting. Director Weiss indicated the first meeting of the Budget Committee would include the agenda items listed below:

- Review of first six months of 2017 financial data.
- Review of anticipated large expenditures for roof piping painting and landscaping.
- Discussion of adjustments to Reserve Study to incorporate repair and maintenance of balconies and balcony railings.
- Discussion of anticipated large expenditures from reserve funds for repair of parking deck expansion joints, waterproofing edges of parking deck and replacement of Fitness Center floor covering.
- Review of owner survey submittals and development of recommendations for capital improvements.

- Input of meeting decisions into the Five-Year Plan.

Owners are reminded that FS 718 requires that a notice of all committee meetings, of any type, must be posted in advance of the meeting and that any owner may attend the open meeting.

G. Recycling Update.



Julio, our LCET, reminds all residents that, in order to maximize our recycling efforts, please ensure that only authorized items be placed in the recycling bins. Do not place plastic or other full bags of recycled items directly in the bin. They must be emptied into the bin or else the sorters at the Recycling Center will send them directly to the land fill. Also, please flatten all cardboard boxes. We pay by the cubic foot not by the pound.

H. Behind the Scenes. *(Submitted by Bill Stevens, President, Board of Directors)*
CMMS is important! WHAT is CMMS? CMMS stands for Computerized Maintenance Management System.

Let me explain with a brief history of maintenance activities at Oceans Grand. For the past 10 years the approach in maintenance actions has been that when something breaks, get the maintenance staff to go fix it or, if the staff lacks the required skills, contract an outside firm.

There are some ongoing contracts for maintenance of the rooftop HVAC (Heating Ventilating and Air Conditioning) equipment, our backup generator, the security system and the fire protection equipment. These contractors are hired to perform monitoring and routine maintenance actions on the above equipment. Through regular inspections and while performing routine maintenance contractors are to report deficiencies uncovered while working at OG.

By and large these outside contractors have performed satisfactorily with the exception of the HVAC contractor. Evidently the representatives of this firm adopted the approach similar to our in-house approach. If it is not working, find out the cause and fix it, which of course was outside the scope of their contract and cost extra. When a major rework of some of the rooftop equipment was proposed and the costs seemed extraordinary the Board of Directors requested assistance from two owners with extensive engineering experience, Vijay Seth and Richard Bryan. Through their efforts a scope of work to repair the problems was developed and most of the work is complete or underway.

Back to CMMS. The board realized that the “broke, then fix it” approach to maintenance was not serving OG’s interests in the long run. An organized and systematic approach to maintenance including **Preventive Maintenance** was essential to minimizing our future repair and replacement expenses.

Significant time was invested researching computerized systems for those that most closely matched our needs and budget. EMaint was selected from the offerings investigated. The system has been leased at reasonable expense and installed. Terry Smith and the

Association Manager, Shane Payne, are working to get the system operational. Terry has completed an inventory of all equipment requiring preventive maintenance. We are now working to accumulate the preventive maintenance tasks and frequencies required to keep our installed equipment operating efficiently. The programs in eMaint will notify us when maintenance actions are required, tell us what is the action that needs to be done, log in the actions when complete and provide management reports to track the condition of all of our equipment.

Instituting an effective and continuing Preventive Maintenance program will extend the usable life of our installed equipment. This will help to reduce breakdown maintenance costs as well as reduce future increases in monthly association fees.

My tenure on the board ends this November. Those of you attending board meetings have heard me speak of the importance of establishing a system of preventive maintenance. Hopefully future boards will continue to support a well-managed Preventive Maintenance System such as that we are initiating with eMaint.

Bill

I. Good Neighbors. We, again, salute the *grand* ladies who make up the Oceans Grand Social Committee. The social functions they plan and organize have become an important feature of life in the Oceans Grand. Their functions are innovative and well organized. A recent example was the Independence Day celebration. We “Oceans Grand-ites” are fortunate to have such a group. Compare the Oceans Grand to other condominiums and you will discover we are unique in the social arena. In addition, the group is responsible for holiday decorations in December. Ladies, we applaud you and we thank you so much.

J. Oceans Grand Financial Matters. *(Information provided by Director Rick Weiss, Treasurer, Oceans Grand Board of Directors)*

1. **Changeover Status.** All systems are up and running with the new QuickBooks program and the conversion from using Morbitzer Communities for financial support and staff payroll to an internal process is now complete except for receipt of the June 2017 financial report.

2. **Data Entry.** Entering accurate historical financial information for the first half of 2017 is a work-in-progress. We hope to complete this process soon.

3. **Condo Fee Payment.** An additional reminder – If your monthly Condominium Maintenance Fees are still being sent to Morbitzer Communities, you must immediately discontinue that procedure. Send the fees to:

<p>OCEANS GRAND OWNERS ASSOCIATION INC ATTN ASSOCIATION MANAGER 2 OCEANS WEST BLVD DAYTONA BEACH SHORES FL 32118-7937</p>

The telephone number is (386) 944-2600. Email: oceansgrand@outlook.com
There is no change if your fees are being processed through the BB&T Bank.

4. **Condominium Maintenance Fee Delinquencies.** As of June 30, 2017, we had nine unit owners with past due fees totaling \$13,868. Two of the nine owners are delinquent for three or more months and have received formal warning notices. Two more owners are delinquent for two months and four are one month late. One owner is making agreed upon payments to resolve their delinquency, Owners should remember that recently promulgated laws specify that delinquencies in condominium maintenance fees are reported to credit agencies. Your delinquency could thusly affect your credit rating.

5. **Association Financial Status.** Although as noted above we have not yet received the June (and final) report from Morbitzer Communities, our internal records reveal that we are under budget in operating expenses through June, the reserve funds balance is currently over one million dollars and the June 30 ending checking account balance was \$60,600. A detailed recap will be posted in the Mail Room or you may request a copy from our CAM, Shane.

K. O-Gram Help Still Needed.



We sincerely thank Mary Clemmons, Director Rick Weiss, Director Debbie Searcy and Director Bill Stevens for their input this month. We still ask for your assistance. There is an old aviator's expression, "Never run out of airspeed and ideas at the same time." Well, your Editor is running out of ideas. We ask for your ideas and suggestions. A free subscription to the O-Gram will be awarded to all who submit articles. Please e-mail me at stupat1@outlook.com. We thank you

Word from Our CAM: Shane reports that the lighting on the east side of the parking deck has been out of service for several days due to faulty circuit breakers. An electrician has been engaged to replace them....Landscaping improvements around the pool deck should be completed soon with new plantings and gravel mulch....Wadsworth Floor Covering will complete the repair and replacement of the 2nd floor lobby carpet ASAP....We are considering some alternatives to the parking deck landscaping including the planting islands and the large containers. Decision soon, we plan....Pest Control activities will occur on Thursday, August 3rd.

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Did you hear about the invisible man who married an invisible woman?
Their kids were nothing to look at either.

.....Ukudigada....."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 the
LCET at 386.214.7493