



# O-Gram

December, 2016

Volume 2 – No. 14

## OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: [www.OceansGrand.net](http://www.OceansGrand.net)

E-Mail: [oceansgrand@outlook.com](mailto:oceansgrand@outlook.com)



# HAPPY HOLIDAYS

**A. Safety Tip of the Month.** It's that time of the year when we get our holiday decorations out of storage and start connecting lights and other devices to electrical receptacles. Check your extension cords and dispose of those that have cracked and frayed insulation. Placing an electrical load on such extension cords creates a hazard. We insist you only purchase extension cords that are UL rated. We do not purchase the less expensive, light duty 16-gauge cords as we prefer the heavier (and a little more expensive) 14-gauge polarized cords. You should also check your multiple taps and connectors. Do ***not*** overload your circuits.

**B. New Members of the Association's Board of Directors.** As a result of the balloting for the Annual Meeting, two new members, Terry Smith and Rick Weiss, were installed to replace retiring members, Cliff Fisher and "Stu" Stewart. In the Board's Organizational Meeting following the Annual Meeting, the following officers were chosen:

President: Terry Smith	Vice President: Bill Stevens
Secretary: Ron Christopher	Treasurer: Rick Weiss
Director: Debbie Searcy.	

**C. 2017 Budget Adopted.** On November 7, 2016, the 2017 Oceans Grand Owners Association, Inc. budget was adopted. The 2017 budget totals \$ 1,178,044 as compared to \$ 1,189,184 for 2016. The largest outlays are in Utilities, Building Management, Maintenance Expenses and Reserve Fund Contributions. The chart below depicts the various accounts:

ACCOUNT	2017 BUDGETED AMOUNT	BUDGET PERCENTAGE
Utilities	\$ 269,651	22.9
Insurance	\$ 193,307	16.4
Reserve Fund Contributions	\$ 189,540	16.2
Maintenance Expenses	\$ 165,705	14.0
Building Management	\$ 142,991	12.3
Cable TV & Internet Service	\$ 116,219	09.8
PUD Assessment	\$ 68,040	05.7
Administration	\$ 32,245	02.7
<b>TOTALS:</b>	<b>\$ 1,178,044</b>	<b>100%</b>

Even though our adopted 2017 budget is less than the 2016 amount, we had to raise the monthly fees by an average of approximately 4 percent since we have a projected deficit as of December 31, 2016.

**D. Community Association Managers (CAMs).** The Oceans Grand now has two CAMs sharing the duty. Please welcome Mr. Shane Payne who will be on duty on Mondays and Fridays. Mr. Payne is licensed and experienced and even has experience in maintenance activities. Pam Pope will be on duty Tuesdays, Wednesdays and Thursdays.

**E. Holiday Party.** Hopefully you have already signed up for the festive annual Oceans Grand Holiday Party.....and have you prepared for the “Secret Santa” gift exchange (and exchange and exchange)? And we always look forward to the extraordinary musical entertainment provided by Kathy and Gary. This annual event, arranged by the Social Committee, is scheduled for Saturday, December 10<sup>th</sup> at 5:30 PM. We salute Lois Helland and the truly dedicated and hard-working ladies of the Social Committee. By the way, the committee is looking for additional members. We encourage you to join them. That will add to your portfolio of being a good neighbor.

**F. Let’s Light Up the Oceans Grand.** While you may not celebrate Christmas or other holiday events, however we are asking you to **ILLUMINATE** again this season to show our unity against international terrorism and other turmoil in our world. The Oceans Grand display will demonstrate our resolve for obtaining peaceful resolution of the differences in cultures, societies and nations. Beginning at dusk on December 10, 2016 and continuing through January 1, 2016, please turn on your balcony lights and leave them on until 11 PM or until you retire for the night. We sincerely appreciate your participation.

**G. Town Hall Meeting – IMPORTANT.** Monday, December 5, 2016 in the Social Room. The objective of this vital session is to identify, address and develop methods to resolve key issues confronting our Association. Help President Terry Smith and the Board of Directors establish goals and priorities.

**H. 2016 Hurricane System is Over.** The 2016 season officially ended on November 30<sup>th</sup>. In 2015, we dodged a bullet during Hurricane Season, but in 2016, Hurricane Matthew did a number on our area. While the Oceans Grand suffered minimal damage, other buildings, including nearby condominiums, were not so fortunate. As pointed out during the “Lessons Learned” session after the storm, it is necessary to have a plan. Work on an update of our Severe Weather Plan has been initiated and will be completed prior to June 1, 2017, the beginning of the 2017 Hurricane Season. This is a good time for owners to update their individual plans as well. The Oceans Grand 2017 budget anticipates a raise in our insurance premiums and we would not be surprised to see increases in the costs for your individual condominium policies upon your renewal date.

**I. Oceans Grand Wins Shores Council Seat.** Our own Richard Bryan won a seat on the Daytona Beach Shores City Council in last month’s general election. Councilman Bryan has issued a statement in the form of a letter to “Fellow Oceans Grand Residents.” The letter is reprinted in its entirety at Attachment 1.

**J. Keeping You Informed.** Your Association earnestly strives to keep our residents informed. The official and *best* source of current information is our Community Information Channel, Channel 8001 on your AT&T U-verse. You will see notices and announcements not only about Oceans Grand activities but also items of interest regarding the local area. The content is updated frequently and should be your primary source for the latest events and other happenings.

**Access:** 1. Tune to 8001. Press "OK." 2. With the Up or Down buttons on your remote, enclose "Oceans Grand Community Channel" in the box. 3. Press OK.

**Where You Can Find Printed Notices and Information:** *Normally official notices will no longer be affixed to the Mail Room entrance door.*

- **Elevators.** Oceans Grand official notices and postings.
- **Ground Floor (Parking Garage Level):**
  - Elevator Wall. Oceans Grand official notices and postings.
  - Glassed-In Bulletin Boards. Official Oceans Grand "business" of a more permanent nature; financial reports, meeting minutes, O-Gram, etc.
- **Mail Room:**
  - Glassed-In bulletin board on right wall above boxes. Oceans Grand official notices and postings.
  - Glassed-In bulletin board to immediate left of entrance door. Official Oceans Grand "business" of a more permanent nature; financial reports, meeting minutes, O-Gram, etc.
  - Left wall above mail boxes. General information regarding Oceans Grand and local area happenings.

**L. Good Neighbors.** Let us all salute Jo Stevens and Liz Bennet who have "adopted" the Oceans Grand flag of the United States of America. They monitor the condition of the flag and when it needs replacement, they handle it at their own expense. Jo and Liz are also part of the Oceans Grand Library Team. We applaud them for their patriotism and their efforts in making the Oceans Grand a grand place to reside.

**M. Status of Requests for Proposals (RFPs);**

- **Janitorial Services Contract.** A detailed document, including Statement of Work and expected standards has been issued to experienced contractors in the area. Bids are due by December 12, 2016 which will provide sufficient time to review all bids and award a new contract prior to expiration of the current contract on December 31, 2016.

- **Fitness Center Equipment.** Due to other pressing concerns, this RFP will not be issued until after January 2, 2017. Three of the equipment items will be funded from the Reserve Account. Funds for the additional item are included in the 2017 budget.

**O. The Grand Book Club.** During the November meeting, the members reviewed "Gone to Soldiers," a novel about different figures, including the French Underground, involved in World War Two. It was an interesting read. In the December meeting, "The Wright Brothers," a biography by famed author David McCullough will be the topic of discussion. Coach Charlie Rizzo asked members to select a book by a favorite author for future reviews. In January, we will review "Where the Birds Never Sing," by Jack Sacco, a non-fiction description of a young soldier drafted into the US Army in WWII. The book follows him

through training, being assigned to a Signal Battalion, landing at Omaha Beach on D-Day plus six, then fighting across Europe and liberating Dachau. We'll discuss future reading assignments in the next issue of the O-Gram.

The club still has openings for additional members. Contact Coach Rizzo at crizzo@yahoo.com.

**P. Maintenance Tip of the Month - Check Your Heating Cycle.** It's December and we can expect cooler temperatures. You may have to switch your thermostats to "Heat." Do you have clean filters in your system? Have your vacuumed your outlets? Be prepared.

# WE WISH YOU A HAPPY 2017!



Zbogom-----"Stu" Stewart, Editor

**Editor's Note:** After four years of Board of Directors membership, I found it difficult to suddenly be uninvolved in Oceans Grand activities so Board President Terry Smith is allowing me to continue assembling the O-Gram for a while. I will need a great deal of help gathering information for future issues so I earnestly solicit input from Board of Directors members, our CAMs, our Condo Engineering Technicians and our residents, especially our owners.

.....  
I'm reading a book about Anti-Gravity. I can't put it down.

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**

## STATEMENT ISSUED BY COUNCILMAN RICHARD BRYAN

Hello Fellow Oceans Grand Residents,

I would like to thank those of you who voted for me in the 2016 election and especially those who supported me with their time and/or money. Regardless of whether or not you supported me, I would like to hear from anyone about issues that concern you. You can use the DBS email system or, if you prefer to not have your email address in the public domain, you can send me an email at [Richard4DBS@msn.com](mailto:Richard4DBS@msn.com).

The 4 significant issues I addressed during my campaign and presently support are:

- 1 I want the potential elimination of the 12 story limit on building height to be decided by the people of DBS and not by City Council.
- 2 I want there to be real term limits (2 terms like the US President) for City Council.
- 3 I want to significantly reduce the influence of special interests.
- 4 I want to see your tax dollars used in a more cost effective manner without reducing needed services.

Although I am 1 of 5 members of City Council, the other 4 members should take note that the people have spoken on the above issues by electing me even though I was outspent by a factor of about 4. This is particularly true of the building height issue. A very large majority of the hundreds of people who became aware that the height issue might be revisited wanted the people to decide rather than City Council. None of the other councilmembers have run on this issue, so they really don't have a mandate from the people to even revisit this issue.

In the 2018 election, there will be 3 seats to be filled (including that of the mayor/councilmember). I believe there are many qualified people in DBS and would encourage you to consider running and/or encouraging other qualified people to run. People who have to compete for election or re-election are more likely to be in touch with the will of the people. As Thomas Jefferson said: "Eternal vigilance is the price of liberty."

I support the petition drives by the People's Voice PAC to put the building height and term limit issues to a vote of the people. If you agree on either or both issue, please sign the petitions that are circulating in Oceans Grand.

I am also involved in several Public Health initiatives. Hopefully, my extensive pro bono work in these areas will help achieve results that will significantly improve the long term health of tens of millions of people. If this long term result appeals to you and you are willing to help, I would like to hear from you.

You can get much more information by visiting my website at <http://richard4dbs.com/>.

Thank you again for all your support,

*Richard*