



# O-Gram

January, 2016

Volume 2 – No. 1

## OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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



# HAPPY 2016 !!

**A. Important Cable Television Notice.** Our agreement with Advanced Cable Systems, Inc. expires on January 31, 2016. If you have not yet contacted AT&T to schedule your connection for your unit, you should do so without delay. Otherwise, you will not have cable television service. Advanced Cable Systems, Inc. will continue to provide land-line telephone service to those units who so desire. Call AT&T at 1-866-299-6824 to schedule your installation. Be sure to tell the AT&T Sales Representative that you are a Bulk Customer at Oceans Grand.

**B. Maintenance Reminders:**

1. Smoke Detector Battery Replacement. Start out 2016 with fresh batteries in the smoke detectors in your unit. The detectors use 9-Volt batteries which can be purchased in pharmacies, grocery stores, hardware stores and home improvement stores.

2. Check Hot Water Tanks, Washing Machine Supply Hoses, and Dishwasher Tubing. A nearby condominium recently experienced several thousand dollars of damage due to ruptured hot water tanks. The Oceans Grand has had such occurrences in the past also. As our building approaches ten years of age soon, the probabilities of catastrophic failure of hot water tanks increases. Check your tank monthly for leaks and rust. Also check your washing machine supply hoses for leakage and bulging. Many of our owners have replaced the rubber hoses with woven stainless steel supply hoses. You can purchase a set for under \$35.00. Peek under your kitchen sink and see if the tubing connecting the dishwasher are intact. The Oceans Grand has 567 hot water tanks, washing machine hookups and dishwasher connections. One failure could cost you dearly.

3. Shower Grout. We've published maintenance tips on this in the past however at least one owner ignored the information. This past week, an owner discovered extensive damage to flooring and walls caused by water leaking through cracked grout in the shower of the adjacent unit. It will be a very costly and time-consuming repair and could possibly involve legal action. Check the grout in your showers. If grout is missing, damaged or severely cracked, have it repaired immediately!

**C. Neighbors Assisting Neighbors (NAN).** We are very pleased to report that six unit owners have volunteered for the Oceans Grand Neighbors Assisting Neighbors (NAN) Team. The purpose of the team is to offer assistance to residents with maintenance or repair

requests whenever our maintenance staff is not on duty. The Board of Directors prefers that requests for assistance during hours when staff is present be made directly to the office. However, if situations arise after normal hours and you feel you need assistance, please contact Director Debbie Searcy at (904) 662-4311.

**D. Fitness Center Exercise Equipment:**

1. Malfunctions. We have had some of our Fitness Center users complain about malfunctions in the equipment. The service contractor we engage has been unable to duplicate the discrepancies and feels the problems could be operator error. He has offered to come and meet with you in an effort to correct the problem. If you encounter any problems, please give your name, contact number and a description of the problem to the office. The CAM will then contact our service contractor.

2. Nautilus Equipment. It has been noticed that some users of the Nautilus allow the weights to “crash down” during their reps. If you are doing a routine, you get better results by completing the rep all the way using smooth movements. If you allow the weights to drop, they may shatter and cause damage to the equipment.

**E. Library.** Liz Bennett, Jo Stevens and Sharon Woodfin volunteered to take over the Library. They have already made a lot of headway in organizing the books, magazines and games. We really appreciate their efforts and their services.

**F. Janitorial Services Contract.** Our contract with Angel Care Cleaning Services, Inc. was due to expire on November 30, 2015 however we negotiated an extension until December 31, 2015. We negotiated a new annual contract for 2016 and it has expanded services including janitorial services available five days per week instead of three days. The CAM can provide details of the expanded services if you are interested. While Oceans Grand management has overall responsibility to monitor contract performance, Paula Rizzo has volunteered to be the Owner Representative to ensure the services provided meet standards. We thank Paula.

**G. Change in Maintenance Staff.** David Hayes resigned his position as a Maintenance Technician just before Christmas. Julio has been working extra hours to ensure essential duties are performed. Pam and Julio have been interviewing potential candidates and we anticipate a new technician will be named soon. We will keep you informed.

**H. Five-Year Planning Committee.** Terry Smith and Rick Weiss have volunteered to become members of the Oceans Grand Five-Year Planning Committee. They will join Al Aldo and Director Bill Stevens, the committee chairman. This committee is responsible for reviewing the annual Reserve Study to determine what replacement projects should remain in the planned year, deferred to a later year or advanced to an earlier year. The committee also identifies capital expenditure projects needed to improve the Oceans Grand and also identifies high cost maintenance and/or repair projects. Their recommendations are then considered by the Board of Directors.

**I. Parking Deck and Other Lighting.** A contract has been awarded to Cordeaux Electric, Inc. to replace all of the parking deck, main entrance portico, lighting around pool, lighting along driveway from Oceans West Boulevard and selected other fixtures with new LED

systems. Work should commence soon. Director Bill Stevens is the action officer. This will greatly enhance the safety and security of the Oceans Grand.

**J. Carpet Replacement Project.** Director Debbie Searcy, the board's project officer, is collecting quotations and information to replace carpets in selected areas of the Oceans Grand as announced in the December O-Gram.

**K. Lobby Fountains.** The new lobby fountains were received however they were not the items that had been ordered. They have been returned and we are expecting the correct order to be received very soon. They will closely resemble the previous lobby decorations.

**L. Monthly "Nagging" About Pet Owners Who Refuse to Clean Up After Their Pet's Accidents.** It continues and it is actually disgusting to see and hear about pet owners who do not clean up after their dog urinates or defecates in the elevators and other common areas. While it is gratifying to know that the vast majority of owners do the responsible thing, why isn't every pet owner respecting the Oceans Grand and the other residents? On Sunday, December 20, 2015, just after 3:00 PM, one of the directors cleaned up a large puddle in one of the elevators. If the irresponsible pet owner is trying to send a message, that is a poor way to do it.

**M. Oceans Grand Financial Status.** As of November 30, 2015, here's how our finances were doing:

1. Expenses:

- Administration. We were \$551.02 (1.82%) over budget.
- Building Management. We were \$4,942.01 (3.67%) over budget.
- Maintenance Expenses. Under budget by \$31,255.48 (14.89%).
- Insurance. Under budget by \$10,605.55 (5.81%).
- Utilities. Over budget by \$3,750.38 (1.56%).
- **Total Expenses. Under budget by \$32,617.62 (3.36%).**

2. Delinquent Payment. We have 21 owners who are delinquent in their condominium maintenance fee payments.

- Under \$10.00 -- 8 owners.
- \$10.00 to \$21.00 -- 3 owners.
- \$21.00 to \$56.00 -- 3 owners
- \$500.00 to \$601.00 -- 3 owners.
- Over \$840.00 -- 4 owners. Highest amount was \$3,863.18 and they have not made a payment since April 30, 2015.

Steps are underway to collect these delinquencies.

**N. Board of Directors Meeting Agenda Items.** The Board plans to hold a meeting in February, 2016 after the final 2015 financial reports are received. We will announce the meeting time and date well in advance and will also issue a "call" for agenda item submittals. We will notify you via e-mail and will also place Suggested Agenda Item blank forms in the Mail Room.

**O. Oceans Grand Unit Sales.** Between November 2014 and October 2015, 21 units in the Oceans Grand were sold:

- 2 BR, 1635 SF: 2 sales with an average sale price of \$242,500.

- 2 BR, 1649 SF: 4 sales with an average sale price of \$269,475.
- 2 BR, 1775 SF: 8 sales with an average sale price of \$284,950.
- 3 BR, 2364 SF: 1 sale at a sale price of \$460,000.
- 3 BR, 2480 SF: 4 sales at an average sale price of \$393,475.
- One additional unit was sold but the sales data was incomplete

*This data is a public record and can be obtained at the Volusia County Appraiser's website.*

*Cut out the notice below and place it where you can find it:*

**IF YOU NEED AFTER HOURS ASSISTANCE FROM  
THE NAN TEAM, CONTACT DIRECTOR DEBBIE  
SEARCY AT 1-904-662-4311.**

Drive carefully....It's not only automobiles that can be recalled by their Maker.

**Ajunginniarna-----"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.

