



O-Gram

January, 2017

Volume 3 – No. 1

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

E-MAIL: oceansgrand@outlook.com

OCEANS GRAND ENGAGES NEW MANAGER

A. Welcome to Our New CAM. We welcome Mr. Shane Payne to the Oceans Grand as our new Association Manager. Shane is a Licensed Community Association Manager and comes to us from another local condominium. He has seven years of experience in Association Management and possesses a strong background in maintenance and financial processes. He is married and has five children. Please stop in the association office to welcome him to our community.

At the same time, we regret to announce the departure of our current CAM, Ms. Pam Pope, who has been with the Oceans Grand since the beginning of our association. We thank her for her long service and wish her well in her future endeavors.

B. Maintenance Tips. In just about every past issue of the O-Gram we have posted a maintenance reminder. To start 2017 we are going to remind our community of the publication, "Maintenance Tips." You can pick up a copy in the office or view it on our website. A good New Year's Resolution for every resident would be to follow the guidelines and ensure you are keeping up with your monthly maintenance responsibilities.

C. Janitorial Services Contract. For the first time in many years, the association board of directors conducted a competitive bidding process for our janitorial services. Our current contractor, Angel Care Cleaning Services, Inc. and two other firms were considered. After careful review that considered quality of service, price and professionalism, Angel Care Cleaning Services, Inc. was awarded the contract for 2017. The new Statement of Work includes cleaning of each floor every three weeks instead of every seven weeks. The specified floors are usually cleaned Tuesday and Thursdays and the common areas are cleaned MWF mornings, usually starting at 8:00 AM. We offer our sincere gratitude to the review committee, Paula Rizzo, Barbara Underland and Valerie Smith for their actions in conducting interviews and preparing evaluations. We thank our managers Pam Pope and Shane Payne for identifying prospective bidders and to Shane for participating in interviews. The process became very informative and will be useful in providing a basis for future competitive bidding processes.

D. Regulating Corridor Temperature and Humidity Levels in a More Cost Effective Manner. Have you noticed differences in the hallway temperatures lately? If so, it's because good neighbor and resident excellent engineer, Mr. Richard Bryan (our newest member of the Daytona Beach Shores City Council), has volunteered his time and efforts

to determine more cost-effective methods to regulate corridor temperature and humidity. Richard purchased data loggers which monitor ambient temperature, humidity and dew point temperatures and he has taken readings over about a week's duration on three different floors. The readings were similar from floor to floor.

Richard noted that the outside temperatures and humidity levels have been unusually high for this time of year (especially on Sunday (12/18) and Monday 12/19). At 9:30 AM on Monday, 12/19, the thermostat was reset so that the corridors were cooler and less humid than prior to 9:30 AM. During the preceding week, the temperatures were fairly constant (70-71 degrees F.) and the humidity levels varied between 47 and 58 percent. The variation was primarily due to the fact that the fresh air dampers are so corroded that they are stuck in the wide-open position. There really is no good or practical reason to keep hallways that cool as it proves to be a waste of electrical energy. The prevailing dew point temperatures are the most important parameter so far as condensation is concerned. The building was nowhere near condensation levels with hallway temperatures of 70-71 degrees F.

Since Monday (12/19/2016) afternoon, the corridor temperatures have been in the 72 - 74 degree range. Some residents who grew accustomed to "cold halls" may notice the difference. You may also notice a little higher humidity level as well but we will ensure that dew point temperatures are maintained at safe levels. We assume we have reduced our electrical energy consumption but cannot accurately quantify such savings since the Common Area Air Conditioning System mounted on the roof is not metered separately. We are working on solutions to more cost effectively regulate temperature and humidity levels in order to provide for resident comfort, reduce costs and to prevent formation of mildew and mold spores. We will keep you informed as we proceed through the several procedural steps. Our ability to achieve the goals will be limited until the fresh air dampers are replaced which will likely occur in a month or two.

We laud Owner Richard Bryan for sharing his expertise and his time.

E. Opportunities to Volunteer. Board of Directors President Terry Smith is still seeking volunteers for various Oceans Grand committees. If you have already held your hand up, please bear with us while we get better organized. Look for upcoming announcements on the Mailroom Bulletin Board as committees are formed and duties and responsibilities are established.

F. Good Neighbor - Santa's Helper. We're sure you have noticed that, many times, packages being delivered by the USPS, UPS, FedEx, and other such agencies have very small address labels and that unit/apartment numbers are not easily identified. This year, Santa's Helper appeared with a large marking pen and took it upon herself to mark the packages with an easily identifiable number. She devoted time and effort to be a **Good Neighbor**. Thank you so much **Carol Christopher**. You are, indeed, a good neighbor and an ambassador of good will.

G. A Pat on the Back. Although Christmas has passed and several of our residents have already expressed their gratitude, in various forms, to our staff members, it is never too late to acknowledge our staff members for the work they do throughout the year. The Oceans Grand is a large building and there are a multitude of complex tasks to keep it operating and maintained. Our staff, Pam, Shane, Julio and Yanis strive diligently to make the Oceans Grand a grand place to live. Some kind words and a pat on the back are always appreciated.

H. Board of Directors Meeting. Please mark your calendars to list the next Association Board of Directors meeting on January 23, 2017. The proposed agenda will be posted well in advance of the meeting. Any owner may submit a proposed agenda item and forms will be made available in the near future. This is a very important meeting as the Board will set priorities for its 2017 goals and objectives.

I. New Orientation Program. The Board is working diligently to complete development of a new orientation program. It is being established to provide new owners and new tenants with all the information regarding Oceans Grand rules, procedures and other requirements to enable the new residents to fit seamlessly into our community. Watch for future announcements as the Board completes its work and begins implementation.

J. Coming January Events. January always seems to be a busy month.

- Sunday, January 1, 2017 -- Happy New Year.
- Monday, January 2, 2017 -- Federal & State Holiday (New Year's Day Observed).
- Monday, January 16, 2017 -- Martin Luther King, Jr. Day.
- Tuesday, January 17, 2017 -- Last payment due, 2016 Estimated Income Taxes.
- Friday, January 20, 2017 -- Inauguration Day.
- Monday, January 23, 2017 -- Oceans Grand Board of Directors Meeting.
- Wednesday, January 25, 2017 -- Bobbie Burns Day (for those of you with Scottish ancestry).
- Saturday, January 28, 2017 -- Chinese New Year (Year of the Rooster).

K. O-Gram Begins Its Third Year. This edition is the first for 2017 and is the 30th O-Gram published to date. While it is intended to be a monthly newsletter, there have been five occasions when we produced a special edition. We feel the O-Gram is another way to keep Oceans Granders informed along with the website and the Community Information Channel. We earnestly solicit and welcome your input. If you would like to be a regular columnist, just let us know.

L. The Grand Book Club. We hope you do not tire of reading the latest about The Grand Book Club. Your editor happens to be a member who enjoys the reading assignments and the discussions each month. We don't always stick to discussing books and we venture into sports, current events, favorite beverages and even politics. Our January book review will feature "Where the Birds Never Sing." It is a reference to the infamous concentration camp at Dachau. The main character in the book was in the US Army unit that liberated the camp. In February, we will feature "Killer Angels" the 1975 Pulitzer Prize winner. It is basically about three days of the Battle of Gettysburg. Michael Shaara died of a heart attack before he could author another book. His son, Jeff, has published several other books about the Civil War, the Mexican War, and World Wars I and II. Our assignment for March is the famous novel, "The Prince of Tides" by Coach Rizzo's favorite author, Pat Conroy.

We still have room for an additional member or two. If you enjoy reading a variety of selections and enjoy "be-essing" with others, you will really enjoy the Grand Book Club.

K. Caring for Your Garbage Disposal – Part One. Garbage disposals are an important appliance in today's kitchens. They, however, like your other kitchen appliances require care and attention. On December 1st, the Daytona Beach News-Journal contained a well-written article about garbage disposal care. It was authored by a Washington Post writer.

There are several websites that feature “How-To” articles about this essential kitchen item. Here are some important tips we gleaned:

1. One of the most important items for proper care and use would be, of course, to be careful what you put in the disposal. Never put hard bones or other small hard items that dull the shredder such as un-popped popcorn kernels or hard shells from shrimp, crabs or other shellfish. Others items to avoid include fibrous or starchy matter. Both can cause particularly stubborn drain blockages as fibers get tangled and starches get thick. One day, we spoke to a contract technician who works on garbage disposals. He showed us a box of items he had removed from jammed disposals; cigar and cigarette butts, bottle caps, corks, broken pottery and glassware, an ice pick, a screwdriver, nut shells, silverware, a T-Bone steak bone and small plastic containers?????

2. Always cut large items into small pieces and drop them in the disposal one piece at a time. Never, never allow cooking oils or grease of any type to be placed or poured into the disposal.

3. Always run ***cold*** water when the disposal is on. Allow the cold water and the disposal to continue running for 30 to 60 seconds AFTER the waste matter has cleared the drain. Cold water keeps the motor, bearings and shredder assembly from overheating and permits the waste to go down easier since the water is pushing it. Never use hot water.

In the February issue, we will address cleaning the disposal and methods of clearing jams,



In 2017, before I criticize a man, I resolve to walk a mile in his shoes. That way if he is angry, he’s a mile away and barefoot.

Vidimo se uskoro!-----“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**