



# O-Gram

July 2016

Volume 2 – No. 9

## OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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

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# HAPPY BIRTHDAY – U.S.A.



**A. Maintenance Tip of the Month – Air Handling Units.** *(This is a repeat from the July 2015 issue of the O-Gram. We are including it in this issue because of the importance of keeping your system well maintained.)* We are well into the season for use of the cooling cycle of your air conditioning system. We presume (hope) you are already performing periodic maintenance on the system. Having clean filters is essential for your system. If you have replaceable filters, check them at least monthly and replace them as required. Filters are for sale in the office. If you have the washable type, rinse them off in the shower. Allow them to dry thoroughly before reinstalling them. You also need to ensure that mold is not clogging the condensate drain. You will find the condensate drain on the front of the air handling unit. There is an insulated PVC pipe with a plug installed. The plug will probably be cast metal with a square fitting. Turn the plug counterclockwise (CAREFULLY) to remove it. Then pour about a cup of household bleach into the drain (use of a funnel is recommended). Then replace the plug. Finger tight is sufficient as there is no pressure on this drain. While you have the door open, it's a good time to visually inspect the unit looking for leaks, loose electrical connections and other defects.

**B. Carpet Update.** We are sure you have noticed the new look on the 2<sup>nd</sup>, 16<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> floors. All of the re-carpeting project has been completed except for the 21<sup>st</sup> floor elevator lobby and some of the divider strips and borders. This work will be completed ASAP. We, however, have not yet solved the expansion joint situation in the Social Room corridor. The original "fix" that was contemplated turned out to be unworkable. We are still searching for a firm, or a craftsman, who can professionally perform the necessary work. If you have ideas or can recommend a skilled firm or craftsman, please inform Director Searcy. When we complete the expansion joint "fix" the remaining carpet repairs in that corridor will be completed.

**C. Delinquent Condominium Maintenance Fees May Affect Credit Ratings.** We have learned from a Florida Realtor's publication that, beginning in October, 2016, Equifax, one of the three major credit reporting agencies, will receive condominium and homeowners associations' payment and account status. Property owners who are late or delinquent on association payments will likely see a negative effect on their credit score, just as if they had missed a mortgage payment.

**D. Oceans Grand Men's Book Club.** Charlie Rizzo would like to coordinate the formation of a Men's Book Club here in the Oceans Grand. His initial thoughts are to meet at 4 PM one afternoon per month and alternate between fiction and nonfiction. If interested, contact Charlie at (713) 677-3976 or [crizzo58@yahoo.com](mailto: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 requests that if you are a generally dull person or a non-reader, please don't call.

**E. Oceans Grand Community Information and Security Camera Channel.** The service channel will be 8001 for both operations. Right now neither operation is functional due to technical difficulties but we anticipate that will be corrected in the near future. Terry Smith has agreed to be the producer of the Community Information portion of the channel. It will display announcements, 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.

**F. Oceans Grand Financial Status.** As of April 30, 2016 - One third (1/3) of the way through our fiscal year.

**DELINQUENCIES - CONDOMINIUM MAINTENANCE FEES**

Total Number of Delinquent Accounts -17  
Percentage of Owners that are Delinquent - 9.0%  
Total Amount of Delinquencies - \$13,829.35  
Largest Single Delinquent Account - \$4,611.20. The last payment on this account was on 08/10/2015.  
Number of Delinquent Accounts Less than \$50.00 - 8  
(Four of these accounts are less than \$1.00)  
Number of Delinquent Accounts \$50.00 to \$500.00 - 2  
Number of Delinquent Accounts \$500.00 to \$1,000.00 - 2  
Number of Delinquent Accounts More than \$1,000.00 - 5

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

**BUDGET COMPARISON**

- a. Administration Expense: Over budget by \$2,654.84 (20.6%)
- b. Building Management: Under budget by \$730.49 (1.42%)
- c. Maintenance Expenses: Over budget by \$8,664.62 (7.39%)
- d. Insurance: Under budget by \$8,698.93 (13.39%)
- e. Utilities: Under budget by \$259.92 (0.29%)
- f. **Total Expense: Over budget by \$1,630.12 (0.41%)**

**NET RESERVE FUND BALANCE**

\$792,991.79

**G. Wind Gust Damage.** It is amazing how much force is generated by gusts of wind. Check out the photo below to see one of our concrete poolside tables that was lifted by an unsecured umbrella and dropped back on the pool deck. Notice where it broke in the base. We also lost three umbrellas that were either left open or were unsecured.



We want to re-emphasize how important it is to lower and secure the umbrellas when you depart the pool deck. It is getting expensive to replace umbrellas damaged or destroyed because someone did not want to take a few minutes to properly secure them. We do not have pool attendants to take care of those chores and, due to the cost, are not planning on hiring such employees. If you don't mind having your monthly condo fees increased, we guess you can keep on leaving them open. Out insurance does not pay for the cost of replacements. (Maybe you could bring your own umbrellas.)

**H. Oceans Grand Initial Construction.**



The photo is obviously excavation work for the foundation of the Oceans Grand. Do you know the date the photograph was taken? Make your choice below. The answer will be published in the August O-Gram. All who choose the correct date will be given a **FREE** Subscription to the O-Gram. (Clue: The Oceans Grand celebrated its tenth birthday in April of this year.)

- a. ( ) January 26, 2002
  - b. ( ) July 18, 2003
  - c. ( ) February 24, 2004
  - d. ( ) August 19, 2005
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*Heetce'noohobe3en..... "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.