



O-Gram

July 2017

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OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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A. Maintenance Reminder. Do you always clean the lint filter after you use your dryer? Have you had the ducts cleaned? Do you regularly perform the maintenance specified in the owner's manual? A properly maintained dryer will perform much more efficiently.

B. Book Club Changes. First, the club's official name has been changed, with Paula's enthusiastic consent, to the *Charlie Rizzo Grand Book Club*, in memory of our founder. Another change is that our monthly meetings are now the second Thursday of each month.

Last month we reviewed "A Land Remembered," a great read, by Patrick Smith, about the early settling and development of Florida. We also reviewed "God Has a Long Face" which was a novel about the early years of Daytona Beach. This month we are reading "Allapattah" (Seminole word for alligator) which addresses the Seminole despair and concern for nature impacted by development. It is another title by Patrick Smith. We are also reading "The Last Days of Night" which concerns the legal battles over patent infringement between George Westinghouse and Thomas Edison (AC current vs. DC current). Featured in the book is an eccentric Serbian physicist/inventor/engineer named Nikola Tesla. Please contact Pat Colgin at PatColgin@aol.com if you are interested in broadening your horizons and expanding your list of reading materials.

C. Oceans Grand Website. You will note that the O-Gram header no longer includes the site address. The site is still active but has not been updated since last November. Many of the links to pages such as Financial Reports, Meeting Minutes, etc. have been disconnected. The Oceans Grand Owners Association Board of Directors is embarking on a study to determine the steps necessary to be in full compliance with the recent amendments to Florida Statutes, Chapter 718 (Florida Condominium Act) and to possibly redesign the site. The statutes are now very specific regarding the content of a condominium website. The O-Gram will keep our owners informed as information is provided by the board.

D. Oceans Grand Financial Procedural Changes. In an e-mail to all Oceans Grand owners, dated June 9, 2017, Director Rick Weiss, Board of Director's Treasurer announced several changes in association financial procedures. Our contractual relationship with Morbitzer Communities for accounting and other functions has been terminated. The Community Association Manager (CAM) will, using QuickBooks software, will incorporate accounts payable, receivables, monthly financial statements and staff payroll functions, and other related activities, to an internal operational function. A monthly review will be performed by agreement with a CPA firm. As announced in the e-mailed letter, the objective is to improve the accuracy and timeliness of information and to devise a backup plan to address the unexpected. Another advantage will be decreased costs to the Association.

The Board and the CAM will develop procedures to ensure the provisions of FS 718 are followed in the mailing of notices for annual meetings, budget proposals, and other required communications to owners. These responsibilities were previously being performed by Morbitzer Communities.

The e-mailed letter also provided instructions for communications regarding condominium maintenance fees and other related financial matters.

E. A Conversation with Al Aldo. In May of this year we published an interview with Gary and Kathy Duesberg. The article received many favorable comments and suggestions that we include other such interviews in the future. For this issue, Al Aldo agreed to chat with me. I first met Al shortly after we moved here in late May 2011. Al religiously and daily exercised on a treadmill in the Oceans Grand Fitness Center. I was using a stationary bicycle and the Nautilus Machine. At that time, he was the President of the Oceans Grand Owners Association, Inc. Board of Directors. I knew who he was since his name and photo were posted on the Oceans Grand website. We had a lot in common since both of us were retired military and both of us had spent several years in the Washington DC area during our service. I was impressed with his background and experience and with the way he conducted the business of the Oceans Grand. By attending Board meetings, it was easy to see Al was a “mover and shaker.” Now begins our chat:

Stu: Please tell the O-Gram readers about yourself; where you were born and educated.

Al: I was born in Concord, New Hampshire and raised in Lowell, Massachusetts and Keane, New Hampshire. I began my college education at the University of New Hampshire in 1960 and graduated in 1964. Later, while serving in the US Navy I was fortunate enough to be selected to attend Georgetown University and was awarded a Master’s Degree in 1979.

Stu: Tell us about your service in the United States Navy. I know you were a “flat top sailor” and also a “tin can sailor.”

Al: I entered the US Navy in July 1964 and earned a commission as an ensign. I served on four different aircraft carriers, the USS Forrestal, USS Saratoga, USS John F. Kennedy and two sea duty tours aboard the USS Nimitz. I served on three different destroyers, the USS Camp, USS Puget Sound and I was the C.O. (Captain) of the USS Glennon. While serving on destroyers, I had two combat tours of duty in Vietnamese waters.

Stu: You had Shore Duty in Europe. What did that involve?

Al: I served as the Chief of Staff of Destroyer Squadron 34 and Battle Group 60 in the Mediterranean Sea. I was the Scheduler for the Sixth Fleet and Operations Officer for the Battle Group. The headquarters was located in Naples, Italy and we lived there for two years from 1979 to 1981.

Stu: I know you were involved in the Intelligence world, in Washington DC, between tours of duty at sea. What can you tell us about those assignments without violating national security laws?

Al: In 1966, I was assigned as an Analyst in the Defense Intelligence Agency (DIA) in Washington DC. I specialized on the Soviet Missile and Space Programs. In 1976, I again returned to Washington and, this time, I was assigned to the Office of Naval Intelligence (ONI). ONI then sent me to the Central Intelligence Agency (CIA) to focus on the Soviet Navy and the North Korean military situation. During this assignment, I prepared highly classified position papers for Presidents Carter and Reagan. These papers impacted National Military Strategy. In 1981, I am back in Washington assigned as Inspector General of DIA and later as a Soviet Navy analyst. During this assignment, I prepared a very important paper for President Reagan on Soviet submarine capabilities. The conclusions in this paper resulted in the development of a new class of US Navy submarines; the Seawolf.

Stu: Please tell us about your family.

Al: On my first tour of duty in DC, I met Raquel Alvira Talavera, a native of San Juan, Puerto Rico. Raquel was working, in Washington, for the Pan American Health Organization (PAHO), part of the United Nations System. The PAHO, an international public health agency, was originally founded in 1902 and works to improve health and living standards in the Americas. Raquel and I married in December 1967. We have a son, David J. Aldo, born on New Years Day in 1970.

Stu: When did you retire from the Navy and then what did you do?

Al: I retired from the United States Navy as a Commander (O-5) in 1988. In 1989, I became the City Manager of Sherwood Forest. *(And No, I was not inducted into Robin Hood's band and had daily battles with the Sheriff of Nottingham.....this was a different Sherwood Forest.)* Sherwood Forest is a gated private community in Anne Arundel County, Maryland and very near Annapolis. My responsibilities included control of maintenance of the roads, piers, waterfront, amenities and other aspects of the community. I was also responsible for enforcement of the restrictive bylaws for this environmentally friendly community. I served in this position for nine years.

Stu: When did you and Raquel move to Florida?

Al: We purchased a nice home in Ponce Inlet in 1998 and lived there until 2002. We traveled a lot then and it was difficult to maintain a large home and swimming pool being gone so much. We then moved to Cloverleaf North then back to the Washington DC area making our home in Rockville, Maryland. We came back to the Shores in 2006 and we were the first owner residents to close on our Oceans Grand unit, even before construction was complete. After we finally moved in, problems begin to surface. An Ad Hoc group of owners asked me to represent them in dealing with the Developer on numerous unresolved issues including Cable Television Service, warranties, decorating, maintenance personnel and contractor problems. It was a two-year effort. During that period, we also organized and took over management when the Developer turned over the condominium to the owners association. With the help of a great Board of Directors, good contractors and vendors, excellent management and strong support of the owners, we were able to solve many problems and develop a great community. We saved a lot of money, reduced condominium maintenance fees and upgraded the interior of the Oceans Grand.

Stu: Yes, Al, and we all appreciate your contributions to make the Oceans Grand a GRAND place to live. Tell us, Al, what are your hobbies?

Al: Raquel and I like to travel and we've done a lot of traveling, practically all over the world and Raquel being fluent in five languages makes our travels more pleasant. Some of our stays in foreign lands were possible due to "house swaps." We own a condo in Mexico and have spent many wonderful days there. I also love the outdoors and nature. I used to do a lot of hiking just to commune with nature and to appreciate our environment. One could call me a "tree hugger," I suppose.



CDR A. Aldo

Commander Al Aldo, one of the senior officers of the crew serving aboard the USS Forrestal (CV-59).

The photo was taken during a tour of sea duty in 1981. The badge he is wearing is that of a Surface Warfare Officer.

Stu: Al, you should take great pride in what you have done for our community. I know you served on the Board of Directors for eight years and were president of the board for four years. We owe you a lot and we offer our sincere thanks.

Al: Yes, and I enjoyed the opportunity to serve. When one retires, I feel they should do something with a purpose and I was anxious to do my share and to make so many friends. This community has given us a great deal and we enjoy life here every day.

F. Word from Our CAM: Shane reports-----

- We recently replaced five fans and motors on our Intellipact HVAC system that was causing temperature issues in some corridors. We also replaced some sheet metal on the unit housing to stop intrusion of fresh air. The replaced metal had been infected with that all too common ailment in this area; corrosion.

- We contracted a glazing company to waterproof the windows around the pool area and the Social Room. There had been some water intrusion in those areas. Now we can address repainting and carpet replacement.

- On the exterior we have trimmed trees, removed dead trees and shrubbery damaged by Hurricane Matthew. By next week, weather permitting, we will replace mulch at the front and new plants and stone gravel will be installed,

- You should be aware that the swimming pool area has been designated as a non-smoking area. Please ensure your guests are aware of that. We will be installing signs and removing the old ash receptacles to promote the smoke free zone.

G. Financial Data. Furnished by Director Rick Weiss, Association Treasurer.

May Monthly Recap & a YTD Financial Up-date for 2017 (O-Gram)						
Category	Average Monthly Budget	Current Monthly Actual	Actual Over/(Under) Budget	YTD Budget	YTD Actual	Actual Over/(Under) Budget
Income from Monthly Fees	98,170	99,711	1,541	490,852	498,611	7,759
Total Operating Expenses	82,347	89,659	7,312	411,734	387,108	(24,626)
Reserve Amount Status						
Opening Balance as of 1/01/17	Annual Contribution	Monthly Contribution	Projected Annual Reserve Expense	YTD Dollars Spent	Closing Balance as of 5/31/17	
947,880	189,540	15,795	130,000	47,800	970,850	

- Oceans Grand has miscellaneous income (screen repairs - A/C filter & cage purchases - late payment fees etc.) that are not included in the above recap.
- Expanded details are posted in the mail room for your review or you can request a copy via e-mail at (oceansgrand@outlook.com).
- As of June 1st there are nine unit owners with past due monthly fees totaling \$11,857. Two owners are 2 or more months past due, four owners are 1 month plus 1 day past due and three that are 1 day late. (Note, I moved the A/R aging report from the 20th of the next month to the first day of the next month.)

H. Good Neighbors. We thank the “Library Ladies,” Jo, Liz and Sharon, for their efforts in keeping the Oceans Grand Library so neat and well-organized. All the books and publications are sorted by category and neatly stored on labeled shelves. There are VCR tapes as well. We suggest you check it out.

I. Help Wanted. We are still hoping to obtain assistance in publishing the O-Gram each month. We need help in the writing articles of interest, selecting graphics and photography. Your current editor is running out of ideas and we know that in our community there is a great deal of talent and experience. Please e-mail me at stupat1@outlook.com. We thank you.

J. Water Aerobics. There are some Oceans Grand residents who participate in Water Aerobics programs at the Port Orange Family YMCA. Recently their regular instructor retired and was replaced by a younger lady who had been leading Zumba programs. She changed the music and exercise routine. Your editor’s wife has decided she is not comfortable with the changes at the Y so she is exercising in the Oceans Grand pool. She wonders if there is anyone who would volunteer to be a leader and conduct an exercise program two or three times per week. Please contact Pat Stewart at (386) 506-8636.

K. July Dates to Remember

- July 1 -- Condominium Maintenance Fee due
- July 4 - Independence Day
- July 4 (5:30 PM) -- Oceans Grand Independence Day Celebration – Social Room
- July 13 (4:00 PM) – Charlie Rizzo Grand Book Club meeting – Card Room
- July 14 – Bastille Day



HAPPY BIRTHDAY, AMERICA !!

I wonder what was the greatest thing *before* sliced bread.

.....Mirupafshim.....”Stu” Stewart, Editor.....

The Oceans Grand is an interactive community of residents living in relatively 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**