



# O-Gram

June, 2016

Volume 2 – No. 8

## OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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

**A. Severe Storm Preparations.** Hurricane Season officially begins on June 1<sup>st</sup> and we've already had a tropical storm impact the Carolinas. The National Oceanic and Atmospheric Administration (NOAA) has predicted more activity in the Atlantic in 2016. Are you prepared? Do you have a plan? Does it include removal or securing of items on your balcony? Check the Oceans Grand web site. Navigate to the Hurricane Plan and Hurricane Mgmt. pages for important information.

**B. Yet Another Security Breach.** One day last week about 7:00 AM, one of our owners spotted a man in the parking garage who was acting suspiciously. He talked to him briefly and determined something was "odd" about the individual. The owner went back into the building to speak to a friend about the incident. The friend has a view of the swimming pool area and they spotted the individual getting into the spa. They then called the Daytona Beach Shores police who dispatched two officers immediately. They apprehended the individual and asked for identification. He produced an invalid driver's license. When they ran a check on him, they discovered there was an outstanding protection order cited against him. They asked how he got into the building and he said the gate was open.

Who keeps leaving the gate unlocked? Who let the man into the building from the parking garage? Whoever it is apparently does not care about security of the Oceans Grand. Enough is enough! Please act more responsibly and stop this practice immediately!

**C. Web Site Changes.** Mr. Randy Hewitt, our Support Services Technician who manages the Oceans Grand web site has implemented some changes:

1. The typical floor plans are now presented in color and are reproductions from the original Oceans Grand sales brochure (Thanks to our CAM who had preserved them).
2. In order to gain access to the Meeting Minutes, Budget/Financial and O-Gram pages, you must enter a Username and Password. It is a common Username and Password and is restricted to Oceans Grand owners. This information is case sensitive and must be entered exactly as shown below:

Username: OceansGrand

Password: WestOceans2

**D. Association E-Mail Address.** The Oceans Grand Owners Association, Inc. now has its own e-mail address as shown below:

[oceansgrand@outlook.com](mailto:oceansgrand@outlook.com)

Please use this address when addressing official communications to the Association, the CAM, Board of Directors members and other related activities. If the communication is for a specific individual, the sender should add a "For" or "Attention" line. Do not address official communications to the CAM's personal e-mail. Likewise, the Board President's personal e-mail address should not be used for official Association matters. All Association communications, including O-Grams, will be dispatched from the new e-mail address.

**E. Security Cameras Television Channel.** We are still experiencing technical problems connecting the security camera video output to the AT&T U-Verse system. One of the major problems is that we are attempting to connect all of the video cameras output to the system and that consumes a considerable amount of bandwidth. Using that much bandwidth for just security camera video adversely affects other AT&T services such as internet and telephone. We suspect now that situation caused the signal degradation when we were using Advanced Cable Systems service.

Do we really need all of those camera outputs to be displayed on the U-Verse channels? If we elected to eliminate some of the camera outputs, they would still be displayed on the monitor in the office and tapes could still be reviewed. It has been strongly recommended by the installation technicians that we reduce the number of camera video outputs to be available on the U-Verse system to a maximum of three or four.

**F. Service Flags.** Many of our residents commented on the flags of the US Armed Forces being displayed on Armed Forces Day and Memorial Day. This was the brainchild of Julio Medina some weeks ago. An owner then personally ordered, paid for the emblems and donated them to the Oceans Grand. All five service flags will be flown, below the flag of the United States of America, on Armed Forces, Memorial and Veterans days. Individual service flags will be flown on the particular service's birthday. Protocol specifies that the flag of the first service created be flown immediately below the US colors and the flags of the remaining services be flown in the order created (US Army, US Navy, US Marine Corps, US Coast Guard, US Air Force). Thanks Julio, great idea!

**G. Vehicle Identification Stickers.** Some concerns have been stated by our residents regarding use of the wording Oceans Grand or OG on the vehicle identification stickers. The concern was about potential security issues. We must have vehicle identification stickers to positively identify vehicles authorized to be parked on Oceans Grand property but we do not want to create security issues. We have therefore elected to modify the stickers to eliminate the wording Oceans Grand. All stickers issued will be marked as shown in the following example: \* 399 \*. If you desire to replace your current sticker, please see the CAM.

**H. Damage Caused by Negligence.**



Someone rammed a cart into the walls by the door leading from the garage level to the parking garage. They tore off the protective corner molding as well as damaging the plaster. Did they notify the office or our engineering technicians? No! Why not? Who knows.

We do our very best to maintain our facilities. We expect our residents to assist.

**I. Plastic Bags for Recycling.** Waste Pro, the firm that provides our recycling services, has modified their procedures eliminating the use of plastic bags for recycling. If plastic bags are used, they will place them in the refuse going to landfills. Paper bags are acceptable. You can purchase paper bags or just ask for paper rather than plastic when you purchase groceries.

**J. Employee Position Titles.** At one time, only the CAM (Community Association Manager) had an official job title although there was not an approved position description for the job. The other assigned employees did not have official job titles or position descriptions (PDs). The term "Maintenance Technicians" was coined but most of the time they were just Larry, Mattie, Ron, Julio or Dave. Finally we approved a PD for the CAM and, at the May 10, 2016 Board of Directors meeting, a PD was approved for a Lead Condominium Engineering Technician (short title: Lead Technician). We used "condominium engineering" since hotels, large apartment buildings and office complexes have "engineering departments." Our technicians do more than maintenance and condominiums are unique activities. Julio Medina is the designated Lead Technician.

**K. Architectural Standards.** We recently had questions from two of our owners who were preparing to replace carpeting and tile. They wanted to know the thickness of the underlayment used to attenuate noise caused by foot traffic. We did not know. Our temporary CAM, Randy Hewitt, learned it would have been specified in the building's original specifications or "architectural controls." We, however, could not locate that document. Steve Purucker's contractor pulled up a section of the carpet and measured the original underlayment. It was found to be 40 mil. We will start compiling these facts in an Architectural Standards policy file. The first entry will be the required thickness of underlayment for carpet, tile and hardwood flooring underlayment: Minimum - 40, Desired - 90 mil.

**L. We Need Your Help, Please.** The Oceans Grand is a big business. The community consists of several hundred members and we have a budget of well over one million dollars. The Oceans Grand is governed by a Board of Directors but only has one individual to represent the Board in managing the complex. That one individual is our CAM who must answer to the needs of and provide services for 189 owners. The CAM is the administrator for all contracted services, must maintain a vast quantity of records, supervise the employees assigned to the Oceans Grand, and ensure we comply with the laws and ordinances of the State of Florida, Volusia County and the City of Daytona Beach Shores. The CAM's time is limited but we understand there must be interaction with Oceans Grand residents. We ask you to recognize there is not much available time for our CAM to "socialize" with members of the community and still do her job. We ask for your understanding and cooperation in not monopolizing her time with unofficial visits merely to pass the time of day. Please allow her the time to do her important job of providing service to the Oceans Grand. Your cooperation and understanding is appreciated very much.

**M. Required Tax Collection on Short Term Rentals.** Just a repeat reminder....every person who rents or leases living quarters or accommodations in a condominium for a term of six months or less must collect and remit 6% Tourist Development Tax. Penalties for failure to collect and remit the tax are quite severe.