



O-Gram

June 2017

Volume 3 – No. 6

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

E-Mail: oceansgrand@outlook.com

A. Hurricane Season Officially Begins.



Hurricane Season officially began on June 1st. In the May issue, we discussed the necessity of having a well-defined Severe Weather Plan. We trust you have completed yours. If not, we urge you review your insurance coverage.

B. Some Information from Our CAM:

- As noted in paragraph A, we are now in Hurricane Season and, during this time of year we often have “pop-up” afternoon thunderstorms. I would like to remind our residents to bring in balcony furniture, potted plans, loose objects, etc. or ensure they are securely tethered. Check the doors to your balconies and make sure they are properly closed. If you have gone away and did not secure your balconies, please call the office to make arrangements to have staff check.

- New umbrellas were purchased for the swimming pool area. They are expensive and we must take proper care of them. When you raise the umbrellas, please do not “over crank” them. When you depart, ensure they are lowered and secured.

- We are working on a plan to re-visit our landscaping agreement. I, and many of our owners, are unhappy with the Parking Deck planters. Several have dead vegetation that needs replacement and some are simply overgrown and require pruning. I will keep you posted on our progress.

C. Editor’s Comments About Our CAM. We have heard some comments (actually complaints) that sometimes the office door is closed and the CAM is not in the office. It is my opinion that the CAM does *not* have to be sitting at his desk in the office all day to be effective. He *must*, periodically and regularly, inspect our facilities, he *must* check on contractors and vendors and he *must* coordinate with Oceans Grand staff and members of the Board of Directors. To efficiently utilize his time, he cannot sit in the office awaiting a visit by a resident and he cannot spend time in socializing with residents and visitors. If you have business with the CAM, I have found him to be very prompt in replying to my emails. If you must discuss something in person with him, I suggest calling and making an appointment. I have found Shane to be very professional in his dealings with all owners and tenants as well as outside activities having business with the Oceans Grand. I suggest that our residents also be professional in their actions with our CAM.

D. Oceans Grand Financial Status. Treasurer Rick Weiss provided the financial information shown on the following pages.

Thanks, Rick

June Financial Notes

Our Association Manager and the BOD of Oceans Grand are pleased to report a very productive and positive YTD summary for your review.

- Through the month of April, the five expense categories are under or within an acceptable range of the budgeted 2017 totals and the overall surplus was \$15,241 or 4.6% to the good.
 - The 2 areas that have shown a significant savings over budget are maintenance and insurance.
 - Improved operational procedures and research are the primary reasons for the positive outcome.
- During the month of April, we reinvested in our reserve account, \$450,000 at a slightly higher rate of interest and project investing an additional \$150,000 by the end of the year. This should leave \$950,000 in CDs and around \$50,000 in cash to start 2018.
 - The projected dollar amount coming out of reserves for projects are under the amount coming in from the owner’s monthly condo fees and the reserve study projection for 2017.
- The BOD approved during the May 10th meeting a new insurance package (2017/18) for our 6 policies.
 - Through the bidding process, we were able to improve on seven coverage areas, reduce the overall cost and incorporate all (A) rated insurance carriers.
 - The savings over last year’s premium is \$65,000 and one of the key coverage improvements is changing the 2% deductible per hurricane to a 2% deductible annually.
 - This improved situation will allow us to discontinue borrowing money to pay the annual premium by having a projected surplus in the bank of about \$70,000 at the end of 2017 which will go a long way in paying the total May premium of about \$110,000 plus for 2018.
- Note, the budget committee has approved and will recommend to the BOD in September to increase the annual amount of the reserve contribution by \$40,000 annually which was based on an evaluation of the January 2017 reserve study.
- Also note, the 2017 budget calls for spending up to \$10,000 on operational capital improvements. The suggested projects will come from the owner survey and be presented at the next board meeting.
- As of April 30th, there were 11 unit owners with past due monthly fees totaling \$14,475. One owner is on a payment program with seven months to go, two owners were three months past due, five were two months late and three are one month delinquent.

April Monthly Recap & a YTD Financial Up-date for 2017

Category	Average Monthly Budget	Current Monthly Actual	Actual Over/(Under) Budget	YTD Budget	YTD Actual	Actual Over/(Under) Budget
<i>Income from Monthly Fees</i>	<i>98,170</i>	<i>99,727</i>	<i>1,557</i>	<i>392,681</i>	<i>398,900</i>	<i>6,219</i>
<i>Total Operating Expenses</i>	<i>82,347</i>	<i>89,659</i>	<i>7,312</i>	<i>329,387</i>	<i>314,146</i>	<i>(15,241)</i>
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 4/30/17	
<i>947,880</i>	<i>189,540</i>	<i>15,795</i>	<i>130,000</i>	<i>47,800</i>	<i>978,300</i>	

- Oceans Grand has miscellaneous income (screen repairs - A/C filter, Fobs, 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).

We are continuing to have problems with inaccurate information and the timeliness of monthly reports from Morbitzer, our current financial support company. We anticipate resolving this ongoing situation within the next 30 days and will keep you posted on our progress.

E. Message from the Association's Board of Directors President. Behind the Scenes:

- 2017 has been a busy year for the Oceans Grand Owners Association (OG). Dedicated to finding ways to avoid increases in monthly unit fees, your Board of Directors (BOD) have, individually and collectively, worked with volunteer unit owners. Tasks have included hiring a qualified Association Manager, Shane Payne, who is bringing organization and active management to the running of our home, the Oceans Grand.
- Our Vice President Ron Christopher has shepherded the efforts of volunteers Bill Raines, Jo Stevens, Paula Rizzo, Tom Craig, and Carol Bloom to put some teeth in the enforcement of our rules and regulations. We now have a system in place to enforce the R & R s though a fining procedure if necessary.
- Treasurer Rick Weiss, has gotten control of our finances and suggested actions to save administrative costs going forward including bringing accounting and payroll in-house. This process is underway and will be accomplished over the next couple of months.
- Secretary Debbie Searcy continues to manage the carpet replacement efforts throughout the building while assuming the recordkeeping functions for the BOD and keeping us operating within Robert's Rules of Order.
- New Director Phil Day has undertaken his responsibilities with enthusiasm and brings experience to the BOD which is already proving valuable.
- Owners Richard Bryan and Vijay Sheth have lent their considerable engineering backgrounds to evaluating the performance of our rooftop HVAC equipment. They recommended a path to correct the deficiencies and repairs necessitated by years of failure of the preventive maintenance contractor hired by OG. Further, Richard and Vijay solicited proposals from several qualified contractors and selected a replacement firm, STSI, which has completed most of the corrections suggested and required.
- It is through the cooperative efforts of OG Owners, staff and board members that make our building the premier multi-story property in Daytona Beach Shores.

Bill

Bill Stevens
President, Board of Directors
Oceans Grand Owners Association, Inc.

- E. Flags.** Did you notice the individual service flags flying beneath the national colors on Armed Forces Day, May 20th? They are flown in order of the date the service was originally organized:
- United States Army – June 14, 1775
 - United States Navy -- October 13, 1775
 - United States Marine Corps – November 10, 1775
 - United States Coast Guard – August 4, 1790
 - United States Air Force – September 18, 1947 (*Formerly part of the US Army Air Force*)

F. Amendments to Florida Condominium Act. The Florida Legislature in their 2017 session enacted some amendments to FS 718, which is the Florida Condominium Act. There were several changes to the law but the most significant are that all

condominiums of more than 150 units must have an internet website and there several conditions pertaining to the site. The amendments to the law, which will be effective on July 1, 2018, mandates that certain documents, as listed below, be included on the website: *(Those with an asterisk are currently part of the Oceans Grand site)*

- *a. Recorded Declaration of Condominium.
- *b. Recorded bylaws of the Association.
- *c. Article of Incorporation of the Association.
- *d. Rules of the Association.
- e. Any management agreement, lease, or other contract to which the Association is a party.
- f. The annual budget and any proposed budget to be considered.
- g. The financial report and any proposed financial report to be considered,
- h. Certification of each director.
- i. Notice of any unit owner meeting and the agenda for the meeting.
- j. Notice of any board meeting and the agenda for the meeting.

Getting the website rearranged and established will take time and will add costs to the Association.

H. Coming Events:

- June 1-- Hurricane Season Begins.
- June 1-- June Condo Fee Due
- June 13 -- The Grand Book Club Meeting
- June 14 -- Flag Day
- June 21-- Summer Solstice (First day of summer)

I. Good Neighbors. The Editor’s wife, Pat, suffered a stroke Wednesday evening, May 10th. The EMTs responded immediately and she was rushed to the ER at Halifax Health Medical Center where, with her consent, she was administered a “clot buster” medication. She was released to come home on May 14th and is now recuperating. The response of our Oceans Grand community was immediate. We received entire meals and other offers of assistance. What a great place to live. Thank you, good neighbors!

J. Maintenance Reminder. Check faucets, shower heads and toilets for leaks/drips. Continuous running toilets and dripping faucets consume too much potable water.

The biggest lie I tell myself is “I don’t need to write that down, I’ll remember it.”

.....Magandang gabi.....”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