



# O-Gram

May, 2016

Volume 2 – No. 7

## **OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED**

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

**A. Errata.** The April issue was mistakenly identified as Volume 2 – No. 5. It should have been Volume 2 – No. 6.

**B. Maintenance Reminder.** As you know, we are now in the Cooling time of the year and we assume the most of our residents have their thermostats set to “COOL.” If so, have you checked your filter and your condensate drain? We realize that many units have the air handling unit installed in the Maintenance Room outside of your unit in the corridor. Your HW Heater/Tank is also installed in that room. Owners who rent their units must inform their tenants that it is their responsibility to replace filters (or clean washable filters) and ensure condensate drains are not clogged. The Oceans Grand maintenance staff have no responsibilities to perform these requirements. *While you are in the Maintenance Room check the HW Heater/Tank for signs of leaks and corrosion.*

**C. Board of Directors Meeting.** The Board of Directors (BOD) will convene their next meeting on Tuesday, May 10, 2016 at 7:00 PM. There will be a fairly extensive list of items included on the proposed agenda. An e-mail was also transmitted to those owners who are listed in the Oceans Grand Owners E-Mail Address Directory soliciting proposed agenda items with a deadline of May 3<sup>rd</sup>. We anticipate posting the proposed agenda item listing by Friday, May 6<sup>th</sup>. Florida Statutes (Florida Condominium Act) requires that the proposed agenda be posted at least 48 hours prior to a meeting. The statute also prohibits taking definitive action on any item not included in the previously posted agenda. Those owners who bring up matters of concern during the Forum part of the meeting must understand that no formal action can be taken by the BOD at that time.

**D. Pet Survey.** As we announced in the April edition, Rick & Lynne Weiss were chartered to develop a new pet registration program. They enlisted the assistance of Paula Rizzo and developed a very informative letter with a registration form which was mailed to all owners and also distributed to tenants. Some owners refused to respond but we did receive more than 100 responses. Some pet owners did not provide complete information. The team even developed identification tags which are Oceans Grand unique. Rick is included on the proposed agenda to provide a verbal report on their actions and recommendations.

**E. Persistent Peeves, Problems & Prohibitions (PPPPs).** This paragraph repeats subjects that have been addressed previously in the O-Grams. The PPPPs have also been periodically posted in reminders on the elevators and discussed during BOD meetings. The problems continue. Why?? Is it because some residents have little respect for their neighbors? Or is it an “I don’t care” attitude? What do we have to do to protect and preserve our community

and its property? All owners have a substantial investment in the Oceans Grand and pay a significant amount each month to maintain it. Tenants reimburse owners for the monthly fees. We would hope that all owners and all tenants would feel an obligation to our facilities.

1. Security. We continue to experience security breaches. The pedestrian gate in the parking garage is consistently left open. People who just want to “look around” are admitted to the building. On April 4<sup>th</sup>, an intruder tried to gain entry to a unit which precipitated a 911 call to the police. They responded immediately but the alleged culprit had already fled. Do you want to be responsible for a burglary or worse crime?

2. Trailers Parked Overnight on Parking Deck. The Oceans Grand Rules & Regulations specifically prohibit the overnight parking of any size trailer on the parking deck. Why are some residents continually violating the rule?

3. Glass in Trash Chutes. It continues despite our pleas. Such action has caused damage to our Trash Compactor which will cost an estimated \$10,000 to replace. We consider such action as malicious and willful vandalism.

4. Dog Urine in Elevators and Other Common Areas. It is virtually a daily occurrence now. It is unfathomable why a dog owner would not understand the importance of cleaning up dog accidents. The Association has a responsibility to maintain a safe, secure and **sanitary** environment. The presence of dog urine in the common areas is certainly not sanitary. The BOD may be forced, due to the actions of a handful of negligent or rebellious pet owners, to take some very unpopular measures in order to deal with this matter.

5. Grease in Kitchen Drains. Not quite two years ago, your Association was forced to spend nearly \$50,000 to unplug kitchen drains plugged by the presence of cooking oils and grease. Since then, we have virtually begged our residents to refrain from pouring any type of cooking oils into your drains. Two weeks ago, we spent a significant amount of money pumping out accumulated grease from those same drain lines. All cooking oils; olive, canola, corn, etc., congeal in drain lines and form a heavy grease. Do you really want to have your monthly condominium maintenance fees increased to pay for such negligence?

6. Shopping and Baggage Carts. As we have pointed out previously, none of our shopping and baggage carts are self-propelled and equipped with homing devices. They have to be manually returned. It is not unusual to find there are zero carts available in the parking garage. When that occurs you will find them on the upper floors in elevator lobbies since the last user neglected to return them so another resident would have one available. We also find them abandoned on the parking deck exposed to the elements. We recently viewed a security tape and watched a young woman on an upper floor shoving an elevator on an elevator with enough force to scratch the walls. She then reached in, pushed G and walked away. Unfortunately we could not identify this thoughtless person. Terry Smith, one of our very active owners who works diligently on projects to benefit our home property, has developed a small tag and is attaching them to the carts as a reminder for users to return the carts to their proper locations.

7. Recycling. Hardly a day goes by that we don't find non-recyclable items in the recycling bins. Why is it that some residents simply refuse to conform?

8. Moving In / Moving Out. Oceans Grand Rules & Regulations specify that all moves be conducted between 9:00 AM and 5:00 PM Monday through Friday and that all moves be coordinated with the office. We are besieged with complaints about residents moving in or out way after the authorized hours and on weekends, as well. We also note that few moves are coordinated with the CAM. We have observed some using elevators other than the

padding one to move heavy and oversized pieces of furniture and appliances. We have seen some DIY movers park rental trucks on the parking deck and move furniture through the lobby. That is a big "No-No." What do we do to address this situation? Expect the BOD to consider this problem in the May 10th meeting.

**F. Oceans Grand Financial Status.** As of March 31, 2016 -- One-Fourth of the way through our fiscal year.

**DELINQUENCIES – CONDOMINIUM MAINTENANCE FEES**

Total Number of Delinquent Accounts – 18  
Percentage of Owners that are Delinquent – 9.5%  
Total Amount of Delinquencies -- \$ 14,639.09  
Largest Single Delinquent Account -- \$ 4,037.17  
Number of Delinquent Accounts Less Than \$ 50.00 – 7  
(Four of these accounts are less than \$1.00)  
Number of Delinquent Accounts \$ 50.00 to \$ 500.00 – 3  
Number of Delinquent Accounts \$ 500.00 to \$ 626.19 – 4  
Number of Delinquent Accounts More than \$ 1,000 -- 4

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

**BUDGET COMPARISON**

- a. Administration Expense: Over budget by \$2,171.35 (19.29%).
- b. Building Management: Over budget by \$357.64 (0.93%).
- c. Maintenance Expenses: Under budget by \$2,774.45 (3.16%)
- d. Insurance: Under budget by \$7,062.06 (14.49%)
- e. Utilities: Under budget by \$645.49 (0.95%)
- f. **Total Expense: Under budget by \$7,953.11 (2.63%)**

**NET RESERVE FUND BALANCE**

\$885,046.34

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**May Coming Events**

Cinco de Mayo  
Kentucky Derby (Saturday, May 7<sup>th</sup>)  
Mother's Day (Sunday, May 8<sup>th</sup>)  
Oceans Grand BOD Meeting (Tuesday, May 10<sup>th</sup>, 1900 Hours)  
Armed Forces Day (Saturday, May 21<sup>st</sup>)  
The Preakness (Saturday, May 21<sup>st</sup>)  
Indy 500 (Sunday, May 29<sup>th</sup>)  
Memorial Day (Monday, May 30<sup>th</sup>)

**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.**