



O-Gram

May 2017

Volume 3 – No. 5

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

E-Mail: oceansgrand@outlook.com

A. Severe Weather Planning. The 2017 Hurricane Season officially begins on June 1st. It is time for every resident to review and update their individual severe weather plans. The National Hurricane Center, www.nhc.noaa.gov, has declared the period May 7 – 13, 2017 as Hurricane Preparedness Week. The website has a lot of good information available including determining your risk, developing an evacuation plan, assembling supplies and other pre-planning factors. We also use the website to track tropical disturbances when they occur. The site provides predicted tracks, wind speeds, barometric pressure and other relevant data. **One of the important portions of your plan must be removal of items on your balconies; furniture, potted plants, etc. In the two or three days prior to last October's Hurricane Matthew, more than 30 residents left the Oceans Grand without removing items from their balconies. Such action, in this writer's opinion, is inexcusable and displays utter disregard to the Oceans Grand community.**

B. Board of Directors Reorganization. Due to the resignation of Terry Smith from the Oceans Grand Owners Association, Inc. Board of Directors, a reorganization was required. Vice President Bill Stevens became the President, Secretary Ron Cristopher became Vice President, Director Debbie Searcy became the Board Secretary and Treasurer Rick Weiss remained as the Board Treasurer. Owner Philip Day was appointed to fill the unexpired term of Terry Smith. Director Day was introduced to the Association membership in a Board meeting held in the afternoon of April 20th.

C. Maintenance Tip. When you turn on a faucet or flush a toilet in your unit, do you hear a whistling sound? If so it is possible that your water pressure needs to be adjusted. Consult with the CAM or the LCET to get instructions or assistance for a fix.

D. Information from Our CAM. Shane reports that:

1. We recently had the roof-top fresh air dampers repaired for the common area HVAC system. This action should reduce humidity levels and cool the affected areas more efficiently. The old bug-a-boo *Salty-Air Corrosion* was the culprit.

2. On May 6th and 7th Wadsworth Flooring will be replacing the carpet in the Social Room corridor and in the 2nd Floor Elevator Lobby. We ask that all residents use extreme caution to avoid spills in all areas and especially carpeted areas.

3. Massey Pest Control Services will be in the Oceans Grand on May 18th to perform their contracted services in all units.

E. Blood Pressure Checks. The Department of Public Safety, City of Daytona Beach Shores, has established a program to offer monthly blood pressure checks to area condominiums. If any Oceans Grand residents are interested in taking advantage of this service, please let our CAM Shane know so he can coordinate with Lt. Michael Fowler, 386-763-7586, of the DBS DPS.

F. Oceans Grand Financial Status. Treasurer Rick Weiss provided the financial information shown below:

Thanks, Rick

March Monthly Recap & a YTD Financial Up-date for 2017						
Category	Average Monthly Budget	Current Monthly Actual	Variance	YTD Budget	YTD Actual	Variance
<i>Income from Monthly Fees</i>	<i>98,170</i>	<i>99,711</i>	<i>+1,542</i>	<i>294,511</i>	<i>299,173</i>	<i>+4,662</i>
<i>Total Operating Expenses</i>	<i>98,142</i>	<i>75,790</i>	<i>+22,352</i>	<i>294,511</i>	<i>266,202</i>	<i>+28,309</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 3/31/17	
<i>947,880</i>	<i>189,540</i>	<i>15,795</i>	<i>130,000</i>	<i>24,400</i>	<i>977,400</i>	

- 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 April 21st there are seven unit owners with past due monthly fees totaling \$7,647. One owner is on a payment program with 8 months to go, four owners that are 2 months past due and two that are one month in arrears.

G. Meet Gary and Kathy Duesberg. All of us really appreciate the efforts of Gary and Kathy in providing entertainment for the Oceans Grand Social Functions. Their audio equipment and repertoire of music is really amazing. I thought it would be nice to learn more about this sharing couple. After expressing appreciation to them, I asked Gary to answer a few questions for publication in the O-Gram.

- 1. Stu: Where were you and Kathy originally from and where have you lived?

Gary's Response - re: Kathy. Kathy grew up in Southern/Central Maine where she received a solid public education before attending the University of Maine at Portland. After receiving her degree in Mathematics, she was accepted into the Mathematics graduate study program at the University of Utah where she also taught night classes and later taught in the largest school district in the Salt Lake area.

After six years in Utah, she moved to Pasadena, California where she worked for a daily TV show before her love of teaching led her to accept a position in "Beautiful Downtown Burbank." While teaching in Burbank, Kathy became Vice President of the Teachers' Union, which eventually led to her attendance at the National Convention in Washington, DC. At that convention, her life status changed once again. A chance meeting with a 35-year old Union Activist named Gary would lead to one more change of residence.

Gary used his well-honed negotiating skills to convince Kathy to move from Pasadena, California to Plattsburg, a small college town on Lake Champlain in upstate New York. In 1980, Gary convinced her into signing a long-term contract changing her last name to Duesberg.

While in Plattsburg, Kathy completed her 40-year teaching career. In addition, Kathy continued with her interest in community affairs as: President of the regional teachers' association, secretary of the United Way, and Ward Chairman in the City of Plattsburgh. In fact, in 2006, just prior to her retirement, then Senator Hillary Clinton came to Plattsburgh to recognize Kathy's outstanding history of community service.

Gary's Response - re: Gary. Where I've lived is a much simpler story than Kathy's interesting wanderings. I was born in Plattsburg, educated in Plattsburgh and worked in Plattsburgh. Even today, both of us return to Plattsburgh for the summer and fall. While my roots were solidly planted in upstate NY, my career in teaching and involvement in the teacher union movement caused me to travel far and wide. My role, as a high school instructor and adjunct teacher at the university, had to accommodate the duties of my various elected positions in the teacher union and labor movement. As an elected official at the State and National level, I was required to frequently travel throughout the United States and internationally.

After 33 years of teaching and union involvement, I accepted a 10-year appointment as Educational Director for the two million member New York State AFL-CIO. After retiring from this position in 2006, we researched the nation to determine the best place for retirement. Naturally we chose Oceans Grand in the Shores!!



*At the Jimmy
Buffet Pool
Party, on
April 22, 2017.

(Photo by Stu)*

- 2. Stu: How did you and Kathy become interested in providing entertainment?

Gary's response. I've always had an interest in "good sound" throughout the house. Radio Shack was a regular stop for the latest gadget promising to satisfy my passion for quality sound.

Kathy grew up in a musical family where “garage band” was the real deal, not just an Apple App. Kathy’s brother teaches guitar, has four bands and his own recording studio.

Our public events started when we both taught in the same school and were involved in similar community organizations. Whether a school assembly or a city rally, a quality sound system added to its success. One word was out, the demand grew. Our sports car became a sedan, then a van and today an SUV.

Here at Oceans Grand, a couple of storage cases hold all our equipment. However, in NY, things are more elaborate. We live in the city center across from the Arts and Cultural Center. Our loft apartment takes up the second story of the 1919 constructed New England Creamery – the first steel beam building in the City of Plattsburgh. As such our building provides a large open space for the apartment and the street level Art, Dance and Music Studio. The rehearsal stage, in the studio, is equipped with a wide-ranging array of musical instruments, microphones and speakers. Known as “Kathy’s Music Factory,” local performers are given a location to practice routines before performing in the many venues in Plattsburg’s vibrant music community.

- 3. Stu: Tell us about your music library and the equipment you utilize.

Gary’s response: The back rooms of “Kathy’s Music Factory” are testimony to the inevitable changing nature of music production over the last 35 years. The large bulky machines and speakers still work but have been replaced with smaller and more efficient digital computerized systems.

Kathy has spent hundreds of hours recording and organizing records, laser disks, DVDs and CDs into files and folders for use by her Apple devices. We use Kjams for background tracks and iTunes for regular music. Kathy has 40,000 song titles in her library. In addition, our subscriptions to Spotify, Amazon Music and iTunes give us access to millions of songs that can be streamed live or downloaded to a playlist for presentations. The speakers used in our shows are self-amplified and digital. Our microphones are mobile and our new LED lighting is battery powered.

Thanks for the opportunity to answer questions for the O-Gram. Remember we love helping at the Oceans Grand parties. Our small contribution pales in comparison to the many hours contributed by our Association officers and the committee volunteers.

- Stu: Thank you, Gary and thank you, Kathy.

H. Coming Events:

- May 1--May Condo Fee due.
- May 5--Cinco de Mayo
- May 6--Derby Day (Kentucky Derby)
- May 7 to 13—Hurricane Preparedness Week
- May 9--The Grand Book Club meeting
- May 11--Oceans Grand Town Hall Meeting (*See notice on Page 6*)
- May 14—Mother’s Day
- May 20--Armed Forces Day. *The Daytona Beach Shores observance will be held at 11:00 AM at the Pavilion. Brigadier General W.T. Stewart, USAF Retired, will be the Guest speaker.*
- May 29--Memorial Day

I. Re-Booting Your AT&T U-Verse. We've had a few occasions where our AT&T U-verse television service, our internet connection and our landline telephone service failed. Sometimes we could solve the problem without assistance but on a couple of occasions we had to call the AT&T Bulk Discount Communities Center at 1-866-299-6824. Usually we had to "re-boot" the Residential Gateway (that's the box with all the lights). To re-boot (re-start), pull the power cord connection on the back of the unit, wait ten seconds and plug it back in. It may take a short while for all your services to be restored. You can see a short video of this process at www.att.com. One of the technicians we spoke to advised that we should reboot at least every month.

J. The Grand Book Club. The club meets in the Card Room at 4:00 PM on the 2nd Tuesday of each month. One non-fiction and one fiction selection are reviewed each month. Discussions may also include current affairs, politics, sports, how to fix all the world society's problems and other activities. The club is open to ladies and gentlemen. To qualify, you should enjoy reading and you must be a nice person. For more information contact Coach Charlie Rizzo at crizzo58@yahoo.com.

K. Common Sense Reminders:

- Always dry off thoroughly after using the spa or swimming pool. Dripping water onto the floors creates a serious safety hazard. Remember some of us who are more "senior" are not as agile as we once were. We're going to be upset if we suffer a fall because someone forgot how to use a towel.
- Never leave young children unattended at the swimming pool.
- Do **NOT** take glass containers into the swimming pool area.
- The swimming pool area is a Non-Smoking area.
- Be security conscious. Ensure exterior doors and gates are secure. We have had problems in the past with thefts from vehicles and stolen bicycles.
- Do **NOT** dump half-empty paint cans down the trash chutes. Do **NOT** dump glass bottles or containers down the trash chutes. Always double-bag your garbage.
- The parking garage is a Non-Smoking area. If you are a smoker, always extinguish your cigarettes/cigars/pipes prior to exiting the vehicle. Remember, all the vehicles stored in the garage have fuel in their tanks. Assume one has a leak in a fuel line. The resulting explosion could cause a loss of life and considerable damage. Why take a chance?
- Our recycling company will not accept recycling items placed in plastic bags including grocery bags. We ask for paper when checking out at the grocery store and then use the bags to collect our recycling.
- Oceans Grand Rules & Regulations prohibit overnight parking of trailers on the parking deck.
- All residents with pets are reminded that pets must be registered. Pets may not be taken through the lobby to access entry doors. Pets must be on a leash at any time they are in the common areas including the exterior.
- If you take your pets outside for a "rest" break, always pick up and properly dispose of "rest" break waste.
- Observe posted speed limits in the parking garage and on the parking deck.
- For obvious reasons, birds are not permitted in the parking garage. Whoever is letting doves to enter and nest within the garage are committing a disservice. (I'm just glad that pelicans and egrets are nesting and roosting somewhere else.)
- Thank our volunteer librarians for keeping the library so well-organized.

IMPORTANT NOTICE

L. Town Hall Meeting – City of Daytona Beach Shores Issues. Owner Pat Colgin is the Coordinator for a Town Hall Meeting to be held in the Oceans Grand Social Room on Thursday, May 11, 2017 at 7:00 PM. Officials of the City of Daytona Beach Shores have been invited to address residents of the city regarding the issues listed below:

1. Building Height Limits. Should the City Council vote whether to overturn the current 12-Story limit or should a referendum or “straw vote” be conducted to allow citizens of the city to determine if there will be a change?
2. Term Limits for Elected Officials. Does the language in the present city charter need to be clarified to ensure that no elected official serve more than two consecutive terms?

After presentations by city officials, the “People’s Voice” spokesperson will be allowed to address the audience with an opposing view. After the presentations, the audience will be provided opportunities to pose questions or provide comments.

An Oceans Grand owner will serve as Moderator to ensure that everyone in attendance has an opportunity to air their views. The Coordinator has requested that each person desiring to be heard limit their remarks to three minutes and to be courteous and cordial in their comments.

The Town Hall Meeting is open to all citizens of Daytona Beach Shores. Admission priority will be given to Oceans Grand residents. A sign-up sheet will be placed in the Mail Room to ensure we do not exceed Fire Department occupancy limits.

Ms. Coglin requests that you e-mail her at patcolgin@aol.com if you need any additional information.

--- As dry as it has been so far this year, do you think it would help if someone would organize a RAIN DANCE to be held on the Parking Deck? In the event of rain, it could be moved into the Parking Garage.

--- Definition: ‘Deja Moo’’: The feeling you’ve heard this bull before.

.....Takuss’.....”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**