



O-Gram

November 2016

Volume 2 – No. 13

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

Email: oceansgrand@outlook.com

A. Maintenance Tip-of-the-Month – Sliding Glass Door Tracks Drains. After Matthew's visit, we heard some residents discussing how water accumulated in the sliding glass door tracks then overflowed into their abode. The tracks should have a weep hole (drain hole) on each end to drain water out of the track. You know how much dirt and debris can collect in the tracks. It is important to keep these tracks clean and the weep hole open. You may need a short length of stiff wire to clear the hole.

B. Budget Adoption Meeting. The Board of Directors will meet on Monday, November 7, 2016 at 7:00 PM, to consider the proposed 2017 budget. Director Cliff Fisher, the treasurer, and his Budget Committee struggled with the numbers through several versions of the proposed budget. Copies of the proposal were mailed to each owner member. Due to several factors, a Condominium Maintenance Fee increase of 3.7% is part of the proposed budget. More details and explanations will be provided at this important meeting.

C. Annual Meeting and Board of Directors Upcoming Election. On Monday, November 7, 2016, the Association's Annual Meeting will be held. The agenda will include the installation of two members of the Board of Directors. Three owner members; Richard Bryan, Terry Smith, and Rick Weiss are candidates. The two-year terms of two Board members, Cliff Fisher and "Stu" Stewart, expire this year and neither were candidates for a seat. Owners should have received the Annual Meeting final notice. It is IMPERATIVE that owners complete and return the Proxy Statement as well as the ballot for election of Board members.

- Director Searcy will arrange for an update on the after effects of Hurricane Matthew. She has also agreed to chair the effort to develop and publish an updated Oceans Grand Severe Weather Plan.

D. Board of Directors Organizational Meeting. The Board of Directors, with two newly seated members, will convene their organizational meeting immediately following adjournment of the annual meeting on November 7, 2016. In this meeting, the Board will choose their officers and conduct other business. The official meeting notice containing the proposed agenda will be posted on November 2, 2016.

E. Oceans Grand Financial Status. As previously noted in the O-Gram, Morbitzer Communities, Inc., the firm that provides our bookkeeping, accounting and related services began a software modernization program to modernize their software. The project became much more complex than originally expected so they have been unable to provide us with

updated reports in a timely manner. As of October 24, 2016, we have received the end of July report. Therefore, we will, again, not include our typical analysis in this issue.

F. Hurricane Matthew Notes. The “Lessons Learned” gathering on October 11, was well attended by Oceans Grand residents. Owners Paula Rizzo, Terry Smith and Rick Weiss, all of who were principals in pre-storm preparations, made presentations. Several of the 70 or more residents, who sheltered in place in the Oceans Grand, related their experiences in preparation for, during and post Hurricane Matthew. Some more-or-less interesting notes were collected:

- 32 residents left furniture and other objects on their balconies. Knowing these items would turn into missiles during the storm, staff and volunteers had to spend time removing them. That time would have been more productive in performing other pre-storm preparation activities.

- One resident had stored tile squares on their balcony. The winds immediately converted them to Frisbees and they were sailed about in the wind. They became shrapnel and broke windows and caused other damage. Some of the fragments had to be fished out of the pool.

Overall, the Oceans Grand came through its initiation into Hurricane action in flying colors. Damage, compared to other condominiums and area hotels, was slight. We get frustrated, periodically, with some of the plumbing, electrical and drainage problems, but, structurally, we have one of the soundest buildings in this part of Florida. Owners can be proud of it.

G. Departure Checklist. We learned, during the “Lessons Learned” gathering, that very view of our residents have a “Departure Checklist” to utilize when they are going to be away for a while. One of our owners developed the two-page checklist provided at Attachment 1. You could use it as a guide to develop your own. They also developed a notice for the CAM which is shown at Attachment 2. ***NOTICE: The checklist is NOT a guide to be used when evacuating the Oceans Grand due to impending severe weather although some items would be applicable.***

H. The Grand Book Club. The group met on October 18th and discussed “Alexander Hamilton,” the best-seller biography by Ron Chernow. They agreed that politics this day and time are not much different than the way they were in the late 1700s and early 1800s except that, today, we have television and internet to reach a wider audience in a hurry. The November meeting, originally scheduled for November 8th has been rescheduled for November 15th since November 8 is Election Day. The November 15th, 4:00 PM meeting will be centered on the novel about World War Two, “Gone for Soldiers” by author Marge Piercy. The club selected “The Wright Brothers,” by famed biographer David McCullough as their December selection. We are still open for a few more members. If you are a man interested in reading and shooting the bull with other like-minded men, please contact Coach Charlie at (713) 677-3976 or crizzo58@yahoo.com. Save the second Tuesday of the month at 4:00 PM in the Oceans Grand Card Room in your calendar.

I. Good Neighbor and Good Citizen Recognition. In paragraph F, we noted actions by some of our owners in dealing with Hurricane Matthew. After the storm, several owners organized into details to help with damage assessment and cleanup activities. We especially recognize those listed below:

Richard Bryan
Debbie Searcy
Wyc & Sharon Woodfin

Craig & Carla Hanson
Terry & Val Smith

Paula Rizzo
Rick & Lynne Weiss

We also note the special efforts of Yanis Bushmeister (Condo Engineering Technician) and his wife, Dace during the storm. They spent the night in the Oceans Grand to help protect our building.

We want to recognize GOOD DEEDS and GOOD CITIZENS. Please inform us by email to oceansgrand@outlook.com ATTN: O-Gram.

J. Thoughts by Retiring Board of Directors Member. Director (and Treasurer) Cliff Fisher writes:

“It has been an honor representing the Oceans Grand Owners Association on the board of directors (BOD) for the past ten years. When we took the reins of the association from the developer, there were a multitude of issues that had to be resolved and they were. While the make-up of the BOD has changed from time to time, the boards have generally worked well together.

As a commercial real estate appraiser since 1970, I observed many residential condominiums suffer from poor management or mismanagement. I wanted to serve on the BOD in hopes we could avoid the mistakes that other associations have made since condominiums first appeared in Volusia County (The Landmark at 404 South Beach Street was built in 1963). We have learned that, frequently, owners/residents have never lived in a condominium and have difficulty adjusting to the concept. It seems the primary “bones of contention” have been:

- **GOVERNANCE**: Residential condominiums are highly regulated by Florida laws and Condominium Documents. The elected BOD establishes policy to be carried out by management. Owners (even directors) do not have authority over staff. Between BOD meetings, the board president, or the designated representative of the BOD, directs staff.

- **BUDGET**: Owners want to pay as little as possible via maintenance fees. The result can be an under-funded association. Not only can this lead to special assessments, but values suffer and lenders are reluctant to make loans. Reserves should be based on a professional appraisal. The association should avoid the temptation to have certain maintenance requirements performed by owners. Instead, hire licensed professionals.

- **RULES**: Few people like rules. They are, however, necessary for the orderly operation of the owners association. It is vitally important that all rules are fair and do not discriminate against any of the different types of owners that may exist, e.g., permanent residents, seasonal residents, investor owners, etc. Each owner type has rights that must be protected and responsibilities they must be held accountable for.

- **REDECORATING**: Sooner or later, some parts of a condominium will need renovation. Agreement among owners on style, color and other considerations can be difficult to reach and hard feelings are frequently the result. The best solution is to engage a professional decorator.

- **PERSONAL AGENDAS**: Personal agendas must be avoided at all costs. An individual or a small clique can wreak havoc on an association. Frequently the bias is then directed toward staff, budget or rules. Fairness is rarely their goal. Beware of those that are overly eager to volunteer for a sensitive position such as budget committee, rules enforcement, decorating, etc. Proper vetting should take place prior to appointment.

The issues presented above are the reason I served on the Oceans Grand BOD. I trust these points are always considered in the future. Thank you for your support and your confidence.

Cliff Fisher

K. **The O-Gram**. About two years ago, we came up with an idea for a monthly newsletter. We published the first issue in January and since then we have published 27 more editions. I have been the editor, staff production manager and other such typical duties for such a publication. I have received a lot of input and suggestions for which I am grateful. A new “administration” will be organized on November 7th. I do not know whether they will want to continue the O-Gram or depend upon the Community Information television channel to disseminate the “news.”

L. **“So Long” from “Stu”**. In August, 2012, I was arm-wrestled by the then BOD president, Al Aldo, who urged me to be a candidate for the BOD. In November, 2012, I was elected to the board and was then “chosen” as the president. I am now completing my fourth year as the association president. I wish to salute the lady and the gentlemen I have served with for their efforts. I wish I could authorize a raise for them. I especially wish to thank the owner members of the association for their support. What a great group of people to work for and with. Let us remember our common goal to make the Oceans Grand a **GRAND** place to live. Thanks to each and every one of you.

“Stu” Stewart

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Hej hej..... “Stu” Stewart, President, Board of Directors

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**

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.

**CONDOMINIUM DEPARTURE / ARRIVAL
CHECKLIST**

TRIP DEPARTURE DATE:		ESTIMATED RETURN DATE:
No	DEPARTURE	ARRIVAL
1	<input type="checkbox"/> Review dates when utility, credit card, insurance and other bills are due. Arrange for advance payments, if required.	<input type="checkbox"/> Review statements to ensure any advance payments have been credited.
2	<input type="checkbox"/> Water indoor plants as required.	<input type="checkbox"/> Recheck plants
3	<input type="checkbox"/> Water plants located on balconies as required. If the trip will be several days in length and/or if windy conditions are forecast, move plants indoors to a sunny location.	<input type="checkbox"/> Recheck plants to determine if more watering is required. If moved indoors, take them back to their proper locations.
4	<input type="checkbox"/> Ensure telephone answering machine is properly set up.	<input type="checkbox"/> Recover messages from tape.
5	<input type="checkbox"/> Ensure fax is properly set up for receiving.	<input type="checkbox"/> Recover incoming faxes
6	<input type="checkbox"/> Notify people / agencies who transmit frequent e-mails to please stop sending during absence.	<input type="checkbox"/> Notify of return as desired.
7	<input type="checkbox"/> Provide family / friends with trip information and / or itinerary.	<input type="checkbox"/> Notify family / friends upon return.
8	<input type="checkbox"/> Ensure sufficient quantity of prescription medications are on hand for duration of the trip.	
9	<input type="checkbox"/> Stow / secure furniture and items on balconies	<input type="checkbox"/> Reposition as desired.
10	<input type="checkbox"/> Calculate cash requirements for trip and obtain from bank.	
11	<input type="checkbox"/> If driving on this trip, ensure spare tire is properly inflated and jack is in working order.	
12	<input type="checkbox"/> If driving on this trip, check fluid levels and tire pressures on vehicle being taken.	
13	<input type="checkbox"/> If trip is more than one or two days, provide Oceans Grand CAM with a copy of trip itinerary and contact information	<input type="checkbox"/> Notify CAM of our return
14	<input type="checkbox"/> Leave notice for Postal Service mail delivery (Postal Service Form 8076, Authorization to Hold Mail) or Hold Mail at usps.com. Specify dates mail to be held and date to be resumed. DATE TO BE STOPPED: DATE TO BE RESUMED:	<input type="checkbox"/> Recover accumulated mail.
15	<input type="checkbox"/> Call Daytona Beach News-Journal Circulation Office at (386) 252-1568. Specify dates to suspend and resume newspaper delivery. (This may be an automated telephone system.) This process may be accomplished at the News-Journal web site (www.service.news-journalonline.com.) DATE TO BE STOPPED: DATE TO BE RESUMED:	<input type="checkbox"/> Annotate delivery records.
16	<input type="checkbox"/> Check all refrigerators. Ensure temperature levels are set properly.	<input type="checkbox"/> Recheck to ensure all refrigerators are operating properly.
17	<input type="checkbox"/> Check kitchen refrigerator for perishable items may require to be frozen or disposed of.	<input type="checkbox"/> As desired / required.
18	<input type="checkbox"/> Empty all wastebaskets and recycling bin.	
19	<input type="checkbox"/> Run dishwasher, store clean items and position door so that the dishwasher is ventilated.	<input type="checkbox"/> As desired / required.
20	<input type="checkbox"/> Program VCR for programs to be recorded.	
21	<input type="checkbox"/> Close window and sliding glass door blinds as desired/required	<input type="checkbox"/> As desired / required.
	<input type="checkbox"/> PAGE 1 DEPARTURE CHECKLIST COMPLETE	<input type="checkbox"/> PAGE 1 ARRIVAL CHECKLIST COMPLETE

Form Modified 08/04/2015

CONDOMINIUM DEPARTURE / ARRIVAL CHECKLIST

No	DEPARTURE	ARRIVAL
22	<input type="checkbox"/> Park vehicle not being taken on the trip in Space No. 116 in the Parking Garage.	<input type="checkbox"/> As desired / required.
23	<input type="checkbox"/> Install drain covers in kitchen sink drains.	<input type="checkbox"/> As desired / required.
24	<input type="checkbox"/> <u>Ensure all appliances and electrical devices are turned off:</u> <input type="checkbox"/> .. Television sets and radios. <input type="checkbox"/> .. Music equipment. <input type="checkbox"/> .. Toaster Oven. <input type="checkbox"/> .. Microwave. <input type="checkbox"/> .. Coffeemaker. <input type="checkbox"/> .. Kitchen Range <input type="checkbox"/> .. Irons. <input type="checkbox"/> .. Electric Heaters, Fans, Heating Pads, Etc. <input type="checkbox"/> .. Ceiling Fans (unless otherwise determined). <input type="checkbox"/> .. Lights not required for security. <input type="checkbox"/> .. Other devices not listed above.	<input type="checkbox"/> As desired / required.
25	<input type="checkbox"/> <u>DURING THUNDERSTORM / LIGHTNING PERIODS:</u> <u>Unplug critical electronic equipment:</u> <input type="checkbox"/> .. Television sets & VCRs/DVD Equipment -- Living Room, Bedrooms, Office. <input type="checkbox"/> .. Music equipment in hallway. <input type="checkbox"/> .. Cordless telephones in living room, bedrooms and office. <input type="checkbox"/> .. Computer and all related equipment in office. To accomplish this, shut off the power on the surge protection device under the desk. The green power light will go when the switch is OFF. <input type="checkbox"/> .. Desk radio in office.	<input type="checkbox"/> Turn on equipment. Reset clocks / timers. <input type="checkbox"/> Replace plugs in receptacles. Test for proper operation. <input type="checkbox"/> Replace plugs in receptacles. Test for proper operation. <input type="checkbox"/> Turn on surge protection device. Turn on equipment and verify proper operation. <input type="checkbox"/> Plug in radio and reset clock.
26	<input type="checkbox"/> <u>Position shower doors for maximum ventilation:</u> <input type="checkbox"/> .. Master Bathroom - open or ajar. <input type="checkbox"/> .. Other bathrooms - sliding glass doors centered.	<input type="checkbox"/> As desired
27	<input type="checkbox"/> Raise toilet seat lids. (Ventilation helps prevent mildew.)	
28	<input type="checkbox"/> If trip will last more than three or four days, turn off hot water tank at switch above the tank.	<input type="checkbox"/> Turn on hot water tank. Check for proper heating.
29	<input type="checkbox"/> Ensure cellular telephones are fully charged and ready for the trip.	
30	<input type="checkbox"/> If trip will last more than three or four days, reset both thermostats: - <i>Ensure all periods are reset -</i> ...WINTER: Reset all periods to 62 degrees. ...SUMMER: Reset all periods to 78 degrees.	<input type="checkbox"/> Reset all periods to desired operating temperatures.
31	<input type="checkbox"/> Lock sliding glass doors to all three balconies by using the latch lever. Test to ensure locked.	<input type="checkbox"/> As desired.
40	<input type="checkbox"/> <u>FINAL CLOSING:</u> <input type="checkbox"/> .. Turn off all lights. <input type="checkbox"/> ..Leave this checklist on the kitchen counter. <input type="checkbox"/> ..Lock front door when leaving.	
	<input type="checkbox"/> PAGE 2 DEPARTURE CHECKLIST COMPLETE <input type="checkbox"/> ENTIRE DEPARTURE CHECKLIST COMPLETE	<input type="checkbox"/> PAGE 2 ARRIVAL CHECKLIST COMPLETE <input type="checkbox"/> ENTIRE ARRIVAL CHECKLIST COMPLETE

To authorize entrance to your unit in the event of an emergency, we suggest you develop an authorization containing the information show below:

<u>NOTICE OF ABSENCE FROM CONCOMINIUM</u>	
<u>Unit No.</u>	<u>Owners & Residents:</u>
<u>Date of Departure:</u>	<u>Estimated Return Date:</u>
<u>Contact Telephone Number During Absence:</u>	
<u>Name / Telephone Number of Alternate Contact:</u>	
<u>In the Event of an Emergency:</u> During our absence, the Oceans Grand CAM and/or representatives are authorized to enter Unit No. _____ to shut off water and/or electrical service or to conduct other emergency actions.	
_____ <i>(Signature)</i>	
<u>Date of this Notice:</u>	