



O-Gram

October 2017

Volume 3 – No. 10

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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A. Maintenance Reminder of the Month – Door Hardware. The hardware on the doors in the Oceans Grand is of good quality. Rarely do we need to replace hinges, latches, handles and other related hardware. However, about everything we have requires some type of routine attention. You should periodically check to ensure all screws are properly seated. Do the doors “squeak” when opened? Do your locks engage effectively? Try using a suitable lubricant regularly (I prefer a silicone-based rather than a petroleum-based). Don’t forget your sliding glass doors, too. Tracks need to be kept clean and lubricated and the latches on both the sliding glass doors and the screens need lubrication.

B. National Cyber Security Awareness Month. October has been designated as *National Cyber Security Awareness Month* by several agencies and the industry. Virtually all the Oceans Grand community utilizes computer technology in their daily lives, be it a desk or lap-top, an I-Pad, or a Smartphone. We pay bills, order merchandise, do on-line banking, manage investments and many other functions. Every year, millions of Americans fall victim to identity theft, phishing and imposter scams, malware and viruses and even ransomware. The message this month is STOP—THINK—CONNECT. Read more in the October 2017 Florida Consumer Newsletter available at www.FreshFromFlorida.com.

C. Significant Changes to Florida Condominium Act. The Florida Legislature passed several amendments to Florida Statutes, Chapter 718 and they were signed into law by Governor Scott. Some of the changes became effective on July 1, 2017 while some will be effective on July 1, 2018. Some of the major changes include:

(1) Board Members (Directors) are prohibited from purchasing condos that have gone into lien foreclosure.

(2) There are criminal penalties for an officer, director or manager soliciting or accepting a kickback, stealing or embezzling association funds or refusing to allow inspection or copying of official records.

(3) Directors are prohibited from using a debit card issued in the condo’s name.

(4) As of July 1, 2018, the Association’s website must have expanded features.

(5) Except for certain conditions, board members cannot serve more than four two-year terms.

(6) Condo associations cannot contract for goods and services with any company or individual where a board member or officer, or a close relative, has a financial relationship with that vendor.

D. Annual Meeting Notices. In early September, the first notice of the annual meeting was mailed to all owner members. The notice included information regarding Board of Directors terms and instructions on submitting a notice of intent to be a candidate for the board. The deadline for submitting a notice of intent was last Wednesday, September 27, 2017 and the deadline for submitting a Candidacy Information Statement is Monday, October 2, 2017. The Annual Meeting will be held at 8:00 PM on Monday, November 6, 2017. All owner members will soon receive the Second Notice of Annual Meeting which will include a ballot and a proxy form. **IT IS VITALLY IMPORTANT FOR ALL OWNER MEMBERS TO PROMPTLY RETURN THE BALLOT AND PROPERLY EXECUTED PROXY FORM.**

E. Oceans Grand Owners Association, Inc. Financial Status:

August Monthly Recap & a YTD Financial Up-date for 2017						
Category	Avg. Monthly Budget	YTD Budget	Outstanding A/R	YTD Actual	Actual Over/(Under) Budget	
<i>Income from Mo. Fees</i>	99,711	797,688	11,954	785,734	11,954	
Category	Average Monthly Budget	Current Monthly Actual	Actual Over/(Under) Budget	YTD Budget	YTD Actual	Actual Over/(Under) Budget
<i>Total Operating Expenses</i>	82,346	77,652	(4,694)	658,772	606,443	(52,329)
<i>Cash available at the end of the month</i>						\$80,450

Reserve Amount Status					
Opening Balance as of 1/01/17	Annual Contribution	Monthly Contribution	Projected Annual Reserve Expense	YTD Dollars Spent	Closing Assets as of 6/30/17
947,880	189,540	15,795	165,000	71,900	967,800
<i>7 mo. insurance Loan to operations \$110,418</i>	<i>Monthly payments</i>	15,774	<i>Balance due</i>	+63,096	1,030,700

- 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 will be posted in the mail room for your review or you can request a copy via e-mail at (oceansgrand@outlook.com).
- As of August 31st, there were seven unit owners with past due monthly fees totaling \$11,954. Two owners are 3 or more months past due and have received formal notes, three owners are 2 months and one that is 1 month late. We also have one unit owner making agreed upon payments.

Information provided by Director Rick Weiss, Treasurer, Board of Directors.

F. Hurricane Irma Report. Information provided by Director Rick Weiss. Overall O/G came through the hurricane with very few issues compared to last year's event thanks to pre-planning and the help of staff and volunteers. *A big thank you goes out to Janis Bushmeister, Julio Medina, Shane Payne, Paula Rizzo, Val & Terry Smith, Lynne Weiss, and Wyc Woodfin for their leadership, hard work and commitment to Oceans Grand.*

Recap of notes from Hurricane Irma:

- Over 100 sandbags were placed in front of exterior doors, the pool area was addressed and the roof inspected.

- A major problem was the removal of balcony furniture. *We had 40 units with items left on their balconies. This project was very time consuming (6 people for a total of 16 hours) and costly to the association. Those hours could have been spent on other key projects.*
- The Oceans Grand Rules & Regulations address this issue. Owners may be fined for violations.
- We did lose power for 15 hours, but the generator kicked in and the elevators, hallway & stairwell lighting were operational.
- We had 77 residents that did not evacuate with no major problems reported.
- Water damage to the inside of the building was minimal.
- Of all the units inspected 32 showed signs of water damage and it was reported to the owners.
- There are 5 units that Shane does not have keys in order for us to complete the water damage inspection.
- The sandbags were picked up & stored, pool area cleaned & staged, roof inspected and the grounds were cleaned up all in a timely manner.

Below is a summary of the steps taken prior to, during and after the hurricane:

- A Resident's Disaster Plan was prepared and sent out by e-mail 5 days before landfall to unit owners and copies put in the mail room plus posted on the webpage.
- Implemented an Internal Disaster Plan Procedure file that is still a work in progress, but includes the following:
 - Conducted a residents meeting 2 days before landfall on the condo's status.
 - Identified a lead person when the Association Manager and CETs were not in the building.
 - Instructed the lead person on operational emergency procedures.
 - Compiled a list of volunteers by area of responsibility that are not evacuating (by e-mail & elevator / mail room posting).
 - Identified all residents by floor that would not be evacuating by posting a sign-up sheet in the mail room and informed residents through e-mail & postings.
 - Identified all equipment that could be needed and put in one central location plus insured they were operating properly.
 - Posted daily up-dates and key information before, during and after the disaster by e-mail, in the elevators and mail room.
 - Assigned three teams of 2 with one board or staff member per team for identifying and the removal of all balcony furniture.
 - For those that evacuated an inspection of their units was completed with a moisture meter. It was automatically done by two teams of 2 with one board or staff member per team. Phone calls were made informing unit owners of any issues.
 - A sign-up sheet was also posted in the mail room for those that did not evacuate and would like an inspection with the water moisture.

Please note - *The Association is not responsible to prepare units for a disaster. If units are vacant for any extended period of time the owners should anticipate and prepare for potential storms.*



Editor's Note: The Oceans Grand did not really "dodge a bullet." Pre-Storm planning and other actions by staff, directors and volunteers prevented what could have been a very difficult and very expensive event.

G. Hurricane Shutters. *Submitted by Gerry Boocock, No. 900. Thanks, Gerry.*

Several units had water intrusion during Hurricane Matthew in 2016 and the recent Hurricane Irma. Consequently, we posted a notice in the Mail Room asking who might have interest in hurricane shutters. Thirty-One OG owners expressed interest, so we had a meeting on Wednesday evening with representatives of Weather Guard who have installed shutters in several units in our building. We have a meeting this Friday at 9:00 AM with Eddy Storm Protection.

In general, attendees at the Wednesday meeting were very impressed and interested in pursuing obtaining estimates for shutters. We compiled a list of interested parties and provided it to Weather Guard. We are now asking absent owners if they would be interested in obtaining estimates for installation of the shutters.

If you are interested contact me at gboocock47@gmail.com or (859) 801-4500 by early Friday, October 6, 2017 so we can forward your inquiry to Weather Guard. You will need to furnish me with your name, unit number and telephone contact number so they may contact you. Understandably, the more sales contracts they make will affect the price.

Gerry Boocock

H. Words from Our Cam. Shane reports -

- We were very fortunate to sustain only minimal damage from Hurricane Irma compared to some of our neighbors. To reiterate the report by Director Weiss, residents who left items on their balconies really hampered our storm preparation actions.

- We are now scheduled to replace floor covering in the Fitness Center during the second week of October. The center will be closed for a couple of days during the work.

- If you see some strangers digging in our yard, do not think they are opening an ore pit. They will be checking the entire irrigation system and replacing many of the components.

- We've had several owners inquiring about sliding glass door repairs and maintenance. I suggest contacting Smooth Coast LLC at 386-447-3635. They are a local firm recommended to us.

I. Bad Neighbors. We don't like beating a dead horse BUT 40 units leaving items on their balconies is just too much. Furniture and other items on balconies becomes an unguided missile and the chances they will cause damage or personal injury is quite high. During Matthew in 2016, there were 37 units that left items. During Irma there FORTY! It appears some of our residents willfully ignored the Rules and Regulations. Your Editor is appalled by this behavior. Shame on them!

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The Oceans Grand is an interactive community of residents living in relatively 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 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 the LCET at 386.214.7493