



O-Gram

October 2016

Volume 2 – No. 12

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

Email: oceansgrand@outlook.com

A. Maintenance Tip-of-the-Month. You may be tired of us harping about how important it is to ensure the filters in your HVAC system are kept clean. Dirty filters restrict the flow of air and can contribute to the presence of MOLD !!! Read more in the Mold Status item.

B. Annual Meeting and Board of Directors Upcoming Election. On 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. We have three owner members who have declared their intent to be candidates; Richard Bryan, Terry Smith, and Rick Weiss. The two-year terms of two Board members, Cliff Fisher and "Stu" Stewart, expire this year and neither are candidates for a seat. Owners should have received the Annual Meeting first notice. You will receive the second notice on or about October 23, 2016. It is IMPERATIVE that owners complete and return the Proxy Statement as well as the ballot for election of Board members.

C. Mold Status. You may have heard some discussion about the presence of mold in the Oceans Grand. Here is the factual information as reported by Action Consulting & Environmental Services (ACE) with all samples tested by Pro-Lab, an accredited laboratory which participates in the American Industrial Hygiene Associations:

1. Inspection. ACE visually inspected the exterior and interior of our building and determined they should focus on the 2nd and 16th through 21st floor corridors and common areas.

2. Findings:

(a) There were no mold spores or problems with air quality on any floors. Repeat, THERE ARE NO BREATHABLE AIR ISSUES IN THE OCEANS GRAND!

(b) There was minimal visible microbial growth on the walls on the 19th and 21st floors, predominately on or near HVAC outlets.

3. Corrective Action. Remedial action is scheduled to begin on Monday, October 3, 2016, by First Disaster Response Team, a certified remediation firm.

(a) All surface areas will be cleaned observing standard procedures and precautions for such action. You may notice technicians wearing protective garments and using barriers. The interior of the air conditioning ducts will be cleaned by a second firm, which specializes in HVAC duct work, also observing standard procedures and precautions. We do not anticipate restricting access to any residences. One elevator at a time may be affected.

(b) In an abundance of caution two other inspection agencies, one for surface areas and one for duct work, will retest the affected areas and will also recheck air quality. As you can guess, this is not an inexpensive project.

4. Causes. We have experienced unusually hot and humid conditions. It is also difficult to adjust common area temperatures to provide for both comfort and humidity control. We have had the best HVAC firm in this area checking the system. Most of our common areas are provided HVAC by a roof-mounted 100 Ton refrigerated system. Believe it or not, this system is not zoned and there is only one thermostat, located on the 18th floor, for all floors. This apparently was a decision made during initial construction to reduce costs. To alter this system now would be prohibitively expensive. We must use the best methods possible to regulate temperatures to achieve comfort and humidity control.

5. What can owners and tenants do to prevent mold in their residence? One of our owners became concerned about mold possibilities and engaged a firm to inspect their condominium. We were furnished a copy of the report. During the assessment, the firm determined remediation was not required. They determined that condensation was dripping from a bathroom exhaust fan which was caused by a thermostat being set on 70 degrees. The report stated thermostats should be set around 75 to 77 degrees which provides a comfortable temperature and optimum humidity control. The inspection also revealed ***the A/C filter needed changing***. Another factor was restricted air flow to the air handling unit. The inspection recommended that ceiling fans be turned on at low speeds to increase air circulation.

- Do Not "Black Out" Your Residence. We have become aware that some of our residents, when leaving for "over-nighters," close their drapes, blinds and shutters. That's really not a good idea. Always allow some light in every room since UV is an enemy of mold.

- Thermostats. Never reset your thermostats to a higher temperature to reduce electrical consumption and your FPL bill. You could end up spending much more on mold remediation.

- Dehumidifiers. As we all know, excess moisture levels can contribute to the formation of mildew which can lead to ***m-o-l-d***. One nearby condominium owners' association has recommended that their owners purchase dehumidifiers and place them in the residence. They specify purchasing one with an automatic restart in case of a power failure. We know of at least one owner in the Oceans Grand who has such a unit. If you acquire one, remember to empty the condensate drain pan on a regular basis.

NOTE: A copy of the inspection reports cited above may be viewed in the office. Please contact the CAM in advance to arrange for a review.

D. Fob and Vehicle Sensor Problems. We have been experiencing on-going problems with the fobs and vehicle sensors used to gain admittance to the Oceans Grand. Each time a fob or vehicle sensor is used, an entry is made in the Selcom software system and it had been "bogging down" (for lack of a more sophisticated term). Mr. Randy Hewitt, our manager of support services and Monday & Friday CAM, discovered the problems and now has a procedure initiated to restore the system to the proper operating level. This will require re-registration of all fobs and sensors. To do this, please call the Oceans Grand office on a Monday or Friday to make an appointment to re-register your devices. If your fobs or sensors are not working properly, they may be registered to the wrong persons. If you do not bring all of your fobs and vehicle sensors to the office for re-registration, you may find them to be inoperative at some time. If you do find yourself unable to enter with your fob or vehicle sensor, remember there are two keyed entrances that will allow you access with your Common Area (CA) key.

E. Severe Weather Preparations. Hurricane Matthew is moving north. We'll have a better idea of its path after it crosses the islands. You should have already reviewed your Severe Weather Plan and began preparations in the event this part of Florida is in the cone.

F. Community Association Manager (CAM) Duty Sharing. Due to medical issues, Ms. Pam Pope has been restricted by her physician to working no more than three days each week. For the foreseeable future, Mr. Randy Hewitt, an experienced and, of course, licensed manager will be the CAM on Mondays and Fridays. He has the same responsibility and authority that Ms. Pope employed. Mr. Hewitt has been granted "ownership" of certain projects and functions to include repair of the roof-top piping system, mold remediation and associated activities, fob and sensor re-registration plus the storage cages project. He has also been designated as the Oceans Grand Manager of Support Services.

G. Storage Cages. It is a long and complicated story, but Mr. Hewitt has the additional Storage Cages project back on track. He anticipates delivery on October 31st, 2016 with installation beginning on November 1st. Each "cage," including those previously installed, will be identified with a number which will be associated with the floor of the owner's residence, e.g., 200, 201, etc. Numbers will not be associated with the residence number just as the parking spaces and storage bins are not. This is for the security and privacy of the owner. On that subject, it is noted that some owners have labeled their cages with their names. We discourage such action.

- Pam Pope has a folder which lists those owners who desire to acquire a "cage" and whether or not payment has been made. ***Mr. Hewitt needs to validate the list and requests that you coordinate with him on a Monday or Friday.*** You are also encouraged to ask him about the necessity to list your "cage" on your property deed.

- Owners will be notified when their Storage Cage is ready for occupancy by posting in the Mail Room.

H. The Grand Book Club. The meeting scheduled for September 13th was rescheduled due to the Board of Directors meeting. The rescheduled meeting was then postponed since two of the members were on Injured Reserve. The next meeting is now scheduled for 1600 hours under the leadership of Coach Charlie Rizzo. The discussion will be centered on the biography, by Ron Chernow, of Alexander Hamilton. The November meeting will be centered on the novel about World War Two, "Gone for Soldiers" by author Marge Piercy. If you are a man interested in being part of this intellectually stimulating and interesting elite group, please contact Coach Charlie at (713) 677-3976 or crizzo58@yahoo.com.

I. 2017 Budget Planning. The Oceans Grand Budget Committee in open session, met on September 22nd to finalize the proposed 2017 budget. The committee uses current year information projected through December 31, 2016 together with known increases in 2017 for the several line items contained in the budget. The Board of Directors will consider the proposed 2017 budget in their Budget Adoption Meeting to be held prior to the Annual Meeting on November 7, 2016. Owners will be mailed a copy of the proposed 2017 budget fourteen days prior to the meeting. Owners are strongly urged to attend the Budget Adoption Meeting and be prepared to ask questions or provide comments on the several line items.

J. Oceans Grand Financial Status. Since our last edition we have received two more end-of-month financial reports. The reports have been delayed since Morbitzer Communities, Inc., the firm that provides our bookkeeping, accounting and related services began a project 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. We have received end of June and end of July reports. Therefore, we will, again, not include our typical analysis in this issue. We do plan to include the data in the November publication.

K. Laundry Room Devices. In the August edition of the O-Gram, we discussed the necessity for checking the supply hoses for your washing machine. One of our owners made us aware of some products that could prevent damage in the event your hose ruptured or your washing machine had a major problem.

1. Floodchek Washing Machine Hoses. These are hoses originally designed for aircraft high pressure hydraulic lines. You purchase red hoses for hot water connections and blue for cold water. The owner said they were more durable than the woven stainless steel supply hoses.

2. Floodstop for Washing Machines. It is a point of use leak detection and automatic shutoff system designed for commercial and residential buildings. Motorized valves are used to automatically shut off the water supply whenever a leak is detected. The product description indicates it is simple to install.

L. Good Neighbor and Good Citizen Recognition. In the September edition, we noted neighborly actions and we asked to be notified of such activities so we can note them. Unfortunately, we did not receive such notifications this month although we are convinced such actions do occur frequently. We want to recognize GOOD DEEDS. Please inform us by email to oceansgrand@outlook.com ATTN: O-Gram.

Terminology. Ever since we moved here in 2011, we thought the term “Trash Room” was kind of “trashy.” A much more dignified and proper term should be used. Let’s please refer to the area as the *Rubbish Room*.

Or’var..... “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.