



O-Gram

September 2017

Volume 3 – No. 9

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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Website: www.oceansgrand.net

A. Maintenance Reminder of the Month. It's been a while since we nagged you about the necessity of regularly and periodically inspecting the condition of your hot water heater. It is a simple task and only takes a few minutes. Is water standing in the drain pan? Check all the inlet and outlet connecting pipes. Check solder joints on the pipes and fittings. If anything looks suspicious, arrange for a qualified plumbing company to perform a thorough inspection and, perhaps, replacement. The CAM in the Association Office can provide names and contact numbers.

B. Oceans Grand Website Restored. After a brief lapse in service the Oceans Grand Owners Association, Inc. website has been restored. It has been redesigned in a responsive fluid format for greatly enhanced performance on Smartphones, tablets and the various screen sizes of computer monitors. You will note that when the site is bookmarked, the bookmark will have a tiny blue icon to the left of the site name. The icon is actually an OG with the G positioned below the O. (*The developer indicated they were frustrating little devils to make and function.*) You will note that some pages of the site require a username and password. The username and password have not changed from the previous site. The new site has been set up to accommodate all of the expanded data and information which will be added not later than July 1, 2018, as required by recently enacted amendments to Florida Statutes, Chapter 718.

C. Oceans Grand 2018 Budget Process Status. Association Board of Directors Treasurer and Budget Committee Chairman Rick Weiss has announced the agenda for the next meeting of the committee. The meeting will be held in October and will be open to all owner members. The time and date of the meeting will be posted in advance. The agenda includes:

- Completion of the proposed 2018 Association Budget for consideration at the Board's Budget Adoption Meeting.
- Completion of the update to the Five-Year Plan for consideration at a Board meeting.
- Appointment of Director Phil Day as an advisor to the Budget Committee.

D. Water Inundation. About two weeks ago, a unit on the 12th Floor had a serious water problem which, basically, flooded the unit **and** the adjacent unit **and** water even caused problems on lower floors. This unfortunate event became a major problem about 5:00 AM. An owner became aware of it when water entered his unit. He notified our LCET Julio who responded immediately and then notified the CAM, Shane and the CET, Janis. The O-Gram salutes our valuable staff members who responded with haste and efficiency.

E. Dog Waste Problems. The Daytona Beach News Journal, on August 22, 2017, published a letter to the editor from a writer who complained about people not picking up pet waste from their animals. It seems other communities in the area suffer from the same situation we in the Oceans Grand have to endure. It's really rather stupid for pet owners to create such nuisances for others and to display such disregard for their neighbors.

F. Telemarketing and Crank Telephone Calls. If you have a landline home telephone system, we assume you are receiving numerous unwanted telephone calls. When AT&T installed the new U-verse television system and the internet service, we also opted for the AT&T home telephone service. As to be expected, we started receiving numerous telemarketing and robo calls. Although we haven't eliminated all of the calls, we have certainly reduced the quantity and frequency. The calls that clone local numbers really aggravate me. Here's how to block calls:

- Log into your AT&T account.
- Navigate to **Phone Features**.
- Scroll to **Call Filtering**.
- Click on **Call Blocking**.
- Enter the number(s) you wish to block. Make sure you click on **Save**.

You can now block up to 100 numbers.

G. Why? (Article submitted by Lynne Weiss)



Attention: All Oceana Grand Smokers;

A couple of weeks ago, I was standing in front of the 05 stack with my dog when to my surprise a lit cigarette butt came floating down right in front of my face! I was lucky. It could have landed on top of my head, burned my hair, my scalp and my fingers trying to get the cigarette butt off or it could have landed on my dog and burned her.

This is not the only damage throwing cigarette butts off balconies can do. They wind catches them and they are blown back onto someone's balcony. Recently another resident experienced this very thing and the cigarette butt burned a hole in their very nice chair cushion. It could have started a fire. There is also the issue of the butts landing in Oceans Grand landscaped areas and parking decks creating a mess that requires daily policing.

I implore you to please, please, please do not throw cigarette butts off your balcony.

Editor's Note: One of these days, the culprit(s) will be caught. What do our readers think we should do to these idiots?

H. Contractors and Vendors. From where we live in the Oceans Grand, we can see most of the Parking Deck. Every day, we note the contractor and vendor vehicles parked there; carpet installers, flooring companies, electricians, plumbers, cleaning services and even massage activities. It would be nice if we had a directory of contractors and vendors who performed well. Other residents could then refer to it when services were required. A part of the directory could list those firms who you wouldn't engage again. Please share the information with me at stupat1@outlook.com. The information should contain the following:

- Name of firm or individual.
- Address/Telephone Number
- Type of Service: (Plumbing, Electrical, Carpet Installation, Etc.)
- Date(s) involved.
- Your rating of firm or individual (Great, Superb, Outstanding).
- Your name and unit number.

I. Good Neighbors. About a month ago, two of our residents were noted on their hands and knees cleaning the baseboards in the corridor leading to the Fitness Center and Swimming Pool. When they finished that task, they cleaned the window blinds. We salute you, Jo and Renee. That is going all out to be extraordinary good neighbors.

J. The Charlie Rizzo Grand Book Club. The author George R. R. Martin once said, “A reader lives a thousand lives before he dies. The man who never reads lives only one.” The Book Club lives on. We still do one fiction and one non-fiction each month and now we make our selections two months in advance. In September, we will review “A Gentleman in Moscow” by Amor Towles. It is a novel about a Russian count who underwent 30 years of house arrest. We will also discuss “Liar Temptress Soldier Spy” by Karen Abbott, a nonfiction selection about four women undercover in the Civil War. Our October selections are “Camino Island,” yet another John Grisham novel. This one is about a search for stolen rare manuscripts leading to a Florida island. The nonfiction is “On Tyranny” by Timothy Snyder. This selection is also listed on the New York Times best seller list. We could still use a few more members. Come and sit in at one of our meetings which are held in the Card Room at 4:00 PM on the second Thursday of each month. Pat Colgin at patcolgin@aol.com is our membership contact.

K. Annual Meeting Notice / Board of Directors Election. On or about September 6th, the first notice for the Association’s Annual Meeting will be sent to all owners. The notice will include information about declaring candidacy for a seat on the Board of Directors. The two-year terms of three members of the Board will expire on November 6, 2017. There are many owners in the Oceans Grand community who possess exceptional talents and experience in such fields as business, industry, education, government and other areas of expertise. We urge them to consider becoming a candidate for a seat on our Board of Directors. There is no remuneration (you don’t even get a better parking spot in the garage) and at times, it can take a lot of time. But you ***will*** get the satisfaction of serving the Oceans Grand Owners Association, Incorporated and its owner members. Recent amendments to Florida Statutes, Chapter 718 restrict a Board member to a maximum of four consecutive 2-year terms. Exceptions to this provision apply if an additional term is approved by an affirmative vote of two-thirds of the association’s voting interests or unless there are not enough eligible candidates to fill the vacancies on the Board.

L. Oceans Grand Activities. There are several on-going activities held on a regular basis in our community. We normally include an article in the O-Gram about the Charlie Rizzo Grand Book Club since your editor is a member of the club. Last month we published an article, submitted by Mary Clemmons, about the Bridge Group. The O-Gram will be happy to include news about your group if a representative will contact me at stupat1@outlook.com. The same goes if an owner wishes to announce some special event that would be of interest to our community.

M. September Happenings:

- Friday, September 1. Condominium Maintenance Fee payment due.
- Monday, September 4. Labor Day and, at 5:30 PM Oceans Grand Potluck Supper.
- Tuesday, September 5. Pick up new parking decals at the Oceans Grand office.
- Sunday, September 10. National Grandparents Day.
- Monday, September 11. Patriot Day. (*Remember 9 – 11*)
- Thursday, September 14. Charlie Rizzo Grand Book Club Meeting.
- Sunday, September 17. Constitution Day and Citizenship Day.
- Monday, September 18. United States Air Force Birthday. (*Off we go.....*)
- Thursday, September 21. Rosh Hashana.
- Friday, September 22. September Equinox (First Day of Autumn).
- Saturday, September 30. Yom Kippur.

- **Note:** *Oceans Grand Owners Association, Inc. officers and committee chairmen are requested to notify the O-Gram if meetings are planned. They will then be included in the monthly happenings calendar.*

N. Word from Our CAM. Shane reports:

- The parking deck lighting (east side) service has been restored. We initially thought it was faulty circuit breakers but it turned out to be a burned conductor in one of the lamp posts. It was somewhat difficult to determine the problem but now we are back to the desired level of illumination.

- We have made some landscaping improvements to the swimming pool area with fresh river rock being added, some new plants added and other plants removed. A couple of owners have recommended we do more however as we have just four months remaining in the year, we are watching our expenditures in an effort to remain within the approved budget.

- New parking decals have been ordered and should be available in the office on Tuesday, September 5th.

- The Fitness Center floor covering will be replaced as soon as the new materials are delivered. The Fitness Center will then be closed for a couple of days while the new floor material is installed.

O. Severe Weather Preparations. In October 2016, Hurricane Matthew impacted this area as a Category 3. The devastation caused by Hurricane Harvey in Texas and Louisiana should serve as a reminder for our community to be prepared for such disasters. The Board of Directors, along with the CAM, should review Severe Weather Plans and lessons learned from Hurricane Matthew and ensure all procedures are current. All residents should ensure that they also review their individual plans. Begin with a “Worst Case Scenario.”

- How will you prevent water infiltration around your sliding glass doors?

- Will you have sufficient quantities of your prescription drugs on hand in the event pharmacies are closed. What if grocery stores are closed.

- What will you do in the event of loss of electrical power? In the event the water is turned off?

- If you elect to “hunker down” and ride out the storm in your unit, what is the safest place to go in the Oceans Grand in the event conditions worsen?

- ***DO NOT LEAVE ANY OBJECTS ON YOUR BALCONIES !!***

P. Oceans Grand Financial Matters. (Information provided by Director Rick Weiss, Treasurer, Oceans Grand Board of Directors)

July Monthly Recap & a YTD Financial Up-date for 2017						
Category	Average Monthly Budget	Current Monthly Actual	Actual Over/(Under) Budget	YTD Budget	YTD Actual	Actual Over/(Under) Budget
Income from Monthly Fees	99,711	98,170	(1,689)	698,033	687,213	(10,820)
Total Operating Expenses	82,346	74,591	(7,755)	576,427	573,730	(2,697)
Cash available at the end of the month						\$78,388

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	140,000	84,000	935,800
7 mo. insurance Loan to operations \$110,418	Monthly payments	15,774	Balance due	+78,870	1,014,700

- 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 July 31st there were seven unit owners with past due monthly fees totaling **\$11,458**. 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.

Q. Some Reminders:

- Ensure you are familiar with the Oceans Grand Rules and Regulations. They are posted on the website.
- Please heed the recycling procedures and restrictions.
- You could be in B-I-G trouble if you smoke in the parking garage.
- Do NOT pour cooking oils in the drains.
- Do NOT dump broken glassware or pottery, or heavy objects, down the rubbish chute.

When the only tool you have is a hammer, every problem begins to look like a nail.

.....Hej Da....."Stu" Stewart, Editor.....

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