



O-Gram

September 2016

Volume 2 – No. 11

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

Email: oceansgrand@outlook.com

A. IMPORTANT ANNOUNCEMENT: Board of Directors Meeting. The Board of Directors of the Oceans Grand Owners Association, Inc. will be meeting at 7:00 PM on Tuesday, September 13, 2016 in the Oceans Grand Club Room. Official Notices and the Proposed Agenda will be posted on Tuesday, September 6, 2016. Owner Members who wish to submit proposed agenda items must do so by Saturday, September 3. You may do so via email to the Board president at stupat1@aol.com. Submittals must state the clearly defined item, provide rationale for the item to be considered by the Board, the name of the submitter and an email address if additional information is required.

B. Board of Directors Upcoming Election. On November 7, 2016, the Association's Annual Meeting will be held. The agenda will include the installation of members of the Board of Directors. The two-year terms of two Board members, Cliff Fisher and "Stu" Stewart, expire this year and neither will be a candidate for a seat. This month, the Annual Meeting first notice will be mailed to all owner members. The mailing will include a blank form, "Notice of Intent to be a Candidate for the Board of Directors." We urge all owner members to consider becoming a candidate for a position on the Board. The Oceans Grand is really blessed to have a wealth of talented, experienced and well-informed owner members. We have owners with backgrounds in industry, business, commerce, education, government and other fields such as good common sense. Their knowledge and past experiences would be very valuable to the governance of our community. We urge you to seriously consider being a candidate. Please complete and submit the Notice of Intent form and a candidacy information statement.

C. Maintenance Tips. Each month the O-Gram has included a tip for ensuring that proper and required periodic maintenance is performed on your valuable condominium property. This issue will not specifically identify a particular maintenance item. We, instead, refer you to the pamphlet containing all of the maintenance tips and recommended methods and frequencies. Published in August, 2013, the pamphlet can be found on our website or you can obtain a copy in the Association office.

D. Requesting Assistance from Our Engineering Technicians. Julio and Yanis, our Condominium Engineering Technicians, are very accommodating and strive to not only perform their Oceans Grand operations and maintenance tasks but also provide assistance to our residents with some of their tasks. Remember, though, once they enter your condo residence during normal duty hours to perform work that is not a part of their Association's

condominium duties, their workman's compensation and other insurance coverage could be suspended.

E. The Grand Book Club. Under the leadership of Coach Charlie Rizzo, the club held its organizational meeting on August 9th. The group will meet at 1600 hours on the second Tuesday of each month. They selected a non-fiction book to discuss in September and a fiction for October. They elected to rotate in that manner in the future. Each member will read the same book and discuss it at the meeting. September's assignment is "Alexander Hamilton," a biography by author Ron Chernow. October's selection is "Gone to Soldiers," a novel about World War Two by Marge Piercy. For more information, contact Coach Charlie at (713) 677-3976 or crizzo58@yahoo.com.

F. Trash on Parking Deck and in Parking Garage. We cannot understand why some of our residents dispose of trash in their vehicles by dumping it on the Parking Deck or the Parking Garage, especially since there are ample number of trash receptacles located in those areas. Perhaps we just don't understand how big of a thrill they must get when defacing our property.

G. Oceans Grand Owner Declares Candidacy for City Council Seat. One of our own, Richard Bryan, exemplifies the mark of good citizenship by becoming a candidate for a seat on the City Council of Daytona Beach Shores. Mr. Bryan has a great deal of experience in many fields in higher education, industry, marketing and sales and management. Talk to Richard when you have an opportunity. He can explain his reasons for declaring. By the way, he is NOT a career politician. (**NOTE.** *The Oceans Grand Owners Association, Inc., nor the O-Gram, does not endorse candidates for political office. We thought it was noteworthy, however, that "one of our own" was a candidate in this non-partisanship contest.*)

H. Understanding One of Our Entrance Doors. About a week or so ago, one of our very alert and security-conscious owners wisely reported a possible problem with the double doors leading into the Ground Floor Elevator Lobby from the Parking Garage. As it turns out the doors and locks were operating as designed. These doors are equipped with motion detectors. When exiting the building into the garage, the door is intentionally set to stay unlocked for a longer period of time to provide sufficient time for luggage and shopping carts to pass through. If one were to stand inside the doors and observe the motion sensor light, you will notice how the light will constantly change with your motion. If you are on the garage side, you, of course, must use your FOB to gain entrance. Always ensure you know the individuals entering if you open the door for them.

I. Oceans Grand Website. If you have not accessed our website lately, we urge you to become familiar with it due to the vast amount of information maintained there by our Support Systems Manager, Mr. Randy Hewitt. The pages listed below are not a complete list (we'll leave it up to you to navigate the site) but does highlight some of the more vital parts:

- Meeting Minutes* (all the way back through 2011)
- O-Grams*
- Names of Oceans Grand Staff
- Building Floor Plans
- Rules & Regulations
- Budget & Financial Reports*

- **All** of the Condominium Documents (the versions recorded with the Clerk, Volusia County)
- Maintenance Tips (referred to in paragraph C)
- Emergency Telephone Numbers.
- *And many other pages containing useful information.*

* **To access Meeting Minutes, O-Grams and Budget/Financial Information, you must enter:**
Username: OceansGrand
Password: WestOceans2

J. Oceans Grand Community Channel. Last week, we had to replace the old analog system that controls the Video Security Channels. The old system did not provide sufficient storage for security camera recordings. The new digital system's High Definition DVR has data storage capacity for a minimum of thirty days. The new equipment also provides far better camera clarity and fidelity. We replaced the cameras in certain area with High Definition models which will enable facial recognition software usage. Not all cameras are included in the Cameras section of the Community Channel (AT&T U-verse channel 8001). This part of the channel does provide a selection of 16 cameras which are shown in a rotating panel of four screens each. Each frame is labeled with the camera location and are larger than the former depiction.

Also check out the Community Information portion of Channel 8001. Producer Terry Smith and Director Ron Christopher have arranged a vast amount of useful information even including events sponsored by the City of Daytona Beach Shores.

K. Smoking on Pool Deck. In paragraph L of the O-Gram August 2016 issue, we discussed the prohibition banning smoking anywhere in the common elements which, of course, included the swimming pool area. We announced that we would either remove or "disable" the permanent ash receptacles and also, "No Smoking" signs would be posted. These instructions to our Community Association Manager have now been rescinded pending further clarification of the Rules and Regulations. The language in the published rules refers to "**common areas**" rather than the statutory "**common elements.**" Further the current rules use "**in**" leading us to believe that perhaps the original intent was a ban on smoking in the common elements of the **interior** of the Oceans Grand. By statutory definition, common elements mean all of the Oceans Grand property outside of the individual units. That includes the parking decks, grounds, driveways, etc. Further, the lack of any efforts to enforce a smoking ban in the pool area over the years has established a precedent that would indicate smoking is allowed. The Fire Marshal, City of Daytona Beach Shores informed us he cannot dictate No Smoking in the pool area because it does Not constitute a fire hazard. A review of Florida Statutes regarding smoking does not consider such unenclosed areas. Director Christopher has just circulated, to members of the Board, a draft of a complete rewrite and update of the Rules & Regulations and the Board will consider this document at the September 13, 2016 meeting.

L. Salute to Good Neighbors. We have recently become aware of noteworthy actions of some of our residents that demonstrate the qualities of being a **GOOD NEIGHBOR** and a **GOOD CITIZEN:**

- A resident happened to use an elevator twice one day. Both times, she used paper towels to clean up the floor following dog "accidents." (The resident does not own a dog.)

- Residents who live on the 4th Floor have a view of the pool. At the end of the day, they go down and lower/secure umbrellas that were left open by “I don’t care” pool users.

- Residents surrendered (traded) their very convenient and coveted garage parking space to another handicapped resident whose space was the farthest away from the doors as you can get and still be in the building.

- A resident was moving out and cleaned out their vehicle in one of the Loading/Unloading spaces leaving a pile of refuse. Another resident took the time to clean up the mess.

Please inform us of neighborly actions you observe so we can note them in future editions.

M. Oceans Grand Financial Status. Each month we have been publishing a financial status providing not only a review of delinquent accounts but a budget comparison of our expenses. 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 timely provide us with updated reports. We, therefore, cannot include our typical analysis in this issue. We will include the data in a future publication.

N. Budget Planning. Director Fisher is working closely with Morbitzer Communities, Inc. officials to ensure our budgeting process proceeds as required. He will post notices announcing committee meetings. We urge our owners to attend these meeting.

O. Written Policies. Over the past three years or so, your Board of Directors have strived to develop written policies. They are designed to provide year-to-year continuity and to standardize procedures. The policy items have been listed in a numerical index. They provide guidance on such matters as preparation of estoppel letters, facilities maintenance and repair, facility standards, contractor and vendor activities, realtor activities and human resources. Any owner wishing to review any of the policy items may request a copy by emailing the office.

I have changed my password for all my sites to “Incorrect.” That way when I forget it, it always reminds me
“Your password is Incorrect.”

Viso gero..... “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.