



O-Gram

April 2018

Volume 4 – No. 4

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

EMAIL: oceansgrand@outlook.com

CHECK OUR WEBSITE AT: www.OceansGrand.net

***EDITOR'S NOTE:** We strive to always publish the O-Gram on or about the first of every month however this month we are late. Sometimes, stuff happens. We apologize.*

A. Message from the President, Board of Directors.

Fellow Oceans Granders;

Our last Board meeting, on March 29th, was actually fun, I thought. Over 30 owners joined us for an update on committee actions, finances and a report regarding our most recent audit.

Painting, and related activities, continues on the 01, 02 and 03 stacks. Thanks to everyone for their cooperation and patience as we work this project puzzle. I know it is not fun to have screens and balcony furniture inside your residence.

Just a reminder to residents who leave the Oceans Grand for an extended period of time, please remove all furniture and other objects from your balconies. Also, please ensure that any vehicles you leave in the parking garage are displaying the Oceans Grand parking sticker.

There are numerous owners that are delinquent with their monthly condominium fees. The total now exceeds \$20,000. Please bring your accounts up-to-date to avoid late fees, interest and other charges.

I wish to apologize for not publicizing the change notice for our recent BOD meeting further in advance. When we determine the date of our next meeting, we'll make sure everyone gets plenty of notice.

My thanks to you for your part in this wonderful community. I'm learning that not everyone is always happy with me and my fellow Board members. Fear not, I don't take it personally and I trust that when things don't always "go" your way, you won't

take it personally either. I am sincerely requesting that we adopt a policy of “ask prior to complaining.”

Paula

B. O-Gram Status. In the past, the O-Gram had not been designated as an official publication of the Oceans Grand Owners Association, Inc. While financial and other reports furnished by members of the Association’s Board of Directors of the Association manager and included in the O-Gram represented official actions of the Association, other items reflected only the opinions of the Editor and others who submitted articles for inclusion in the publication. Each issue, however, was submitted to the President, Board of Directors for review and approval. During the Board of Directors meeting on March 29, 2018, a resolution was adopted affirming that the O-Gram is the official tool to inform Association members of the “business of the Association.” Look for future articles highlighting Board actions as reflected in meeting minutes. Your Editor looks forward to expansion of articles from the President, other members of the Board and appointed committees.

C. Maintenance Reminder. It has been some time since we reminded (nagged) you about the necessity of regularly inspecting your hot water tank/heater. Most of the HW tanks in the Oceans Grand will be 12 years old this month and some owners have already suffered catastrophic failures which really disappointed the residents on floors below them. See the sketch in this O-Gram to determine areas to be inspected.

D. April 2018 Events:

- **Sunday, April 1st--Condo fee due.**
- Sunday, April 1st – Easter Sunday.
- Sunday, April 1st – April Fool’s Day.
- Monday, April 2nd – NCAA Basketball Championship.
- Friday, April 6th – Last Day of Passover.
- Friday, April 6th – Tartan Day (*Observed by those of Scottish ancestry*).
- Thursday, April 12th-- Charlie Rizzo Grand Book Club Meeting (4:00 PM). (*Visitors welcome.*)
- Tuesday, April 17th – Federal Income Tax Day. (*Sometimes referred To as “Get Blood from a Turnip Day.”*)
- **Saturday, April 21st – Oceans Grand Jimmy Buffett Deck Party.**
- Monday, April 30th – Arbor Day. (*Plant a tree somewhere.*)

E. Condolences. The O-Gram offers our most sincere condolences to Marge Luciano in the recent death of her sister who resided in Daytona Beach. And, also, to

F. Association Committee Actions: Director Jo Stevens reports:

- **Library.** The reorganization of the Oceans Grand Library has been completed. Three new bookcases have been added and existing bookshelves have been relocated which provides more space to share with our pool and table tennis players. I offer a big THANK YOU to the members of the Library Committee and other volunteers who helped with the project. We think we have a good selection of books for your enjoyment and we cordially invite you to visit the library.

- **Landscape.** The Landscape Committee continues to make small improvements around the Oceans Grand. Petunias and Begonias are looking nice on the deck outside the Social Room and Lantana has been planted in two large contains at the top of the Parking Deck ramp. We anxiously await the improvements to the deck area which are planned later in 2018 and to be continued into 2019.

G. Oceans Grand Financial Information. *Furnished by Director Rick Weiss, Treasurer, Board of Directors.* -

1. Due to a glitch with QuickBooks after the adjustments from the 2017 audit, we are unable to generate key financial reports for our monthly recap to the Board and owners. (Actual dollars spent to the month end & YTD dollar amount budgeted)
2. The Charles Schwab Reserve Accounts as of 2/28/18 shows:
 - Total value of \$1,011,595 (income less fees = \$1,595)
 - Cash on hand \$186,595
 - 2018 CD's coming due total \$650,000
 - 2019 CD's coming due total \$175,000
3. Cash flow recap reflecting 2018 projected reserve expenditures:
 - Two CDs – coming due in 2018: 3/28 \$100,000 – 5/14 \$245,000 leaving a cash balance of \$430,000
 - In May 2018 purchase a \$200,000 CD for 12 months
 - Pay outs include: Pump room motor, Cooling Tower repair and Repair / Paint exterior of the building by August 1st leaving a cash balance of \$103,000
 - Projected income for the balance of the year = 111,000
 - Projected planned & unplanned reserve expenditures totaling \$70,000 Two CDs – coming due in 2018: 7/19 \$205,000 – 9/24 \$100,000 leaving a cash balance of \$450,000 We can complete half of the parking deck project schedule for 2019 (300K?) or reinvest \$350,000 into two 6-month CDs leaving a cash balance of around \$100,000 at yearend

- If we start the parking deck the CD's coming due are as follow: January \$125K / May \$200K / Sept. \$50k totaling \$375,000

4. The O/G Bylaws allow us to charge interest and late fees for monthly maintenance fees that are past due. The Quickbooks system has not been programed to add those changes. The interest is based on the current market value and late fees are to be determined by the Board. Shane is preparing a proposal to address this step.

4. I am pleased to announce that OG had a very favorable audit for 2017 going from pages of adjustments in 2016 under Morbitzer to less than a ½ of a page with the new system. Based on Phil's background we have asked him to present his evaluation of the audit. (Request acceptance of the audit and approve payment for the service received / \$5,000)

H. Good Neighbor Award. To all of our residents who take security seriously. We still see breaches, but the overall situation has improved. One of the most serious is leaving the pedestrian gate, next to the vehicle gate for the parking garage, propped open. Last year, thieves using the gate stole several bicycles. The security of the Oceans Grand is of paramount importance. All residents and their guests must be cognizant of the importance of this issue.

I. Contractor and Vendor Directory. We are still accepting recommendations for contractors and/or vendors to be listed in a directory for our residents. Please send them to the Editor at stupat1@outlook.com. We thank you.

J. Charlie Rizzo Grand Book Club. We welcome our new members; Martha and Rege Davis, and Christa Keane. At our March meeting we added a third category of books to review. We now read and review Nonfiction, Fiction and Historical Fiction which we define as an accurate portrayal of historical events however the author adds dialogue between the characters. We select two books per month. At our April meeting, we will discuss "The Alice Network" which features ladies who spied for the Allies in France during World War One and David McCullough's Pulitzer Prize winning book "1776" about America's war for independence. Please consider joining us.

K. Daytona Beach Shores Community Center. One of our longtime owner/residents jokingly states that he really appreciates the design of the new facility because it is so easy to give directions to visitors. He tells them we are next to the "huge dumpster with the blue lid."

L. More Changes to Florida Statutes, Chapter 718 (Florida Condominium Act). Beginning with the December, 2017 O-Gram, we have discussed some of the 2017 amendments to the statutes. This paragraph continues the series. An association may suspend the voting rights of a unit owner due to nonpayment of any fee, fine, or other monetary obligation due to the association which is more than \$1,000 and more than 90 days delinquent. For example, if you

are delinquent in payment of your monthly condominium maintenance fee and you owe for than \$1,000 and you have been delinquent for more than 90 days, we could be disqualified from voting at the Annual meeting.

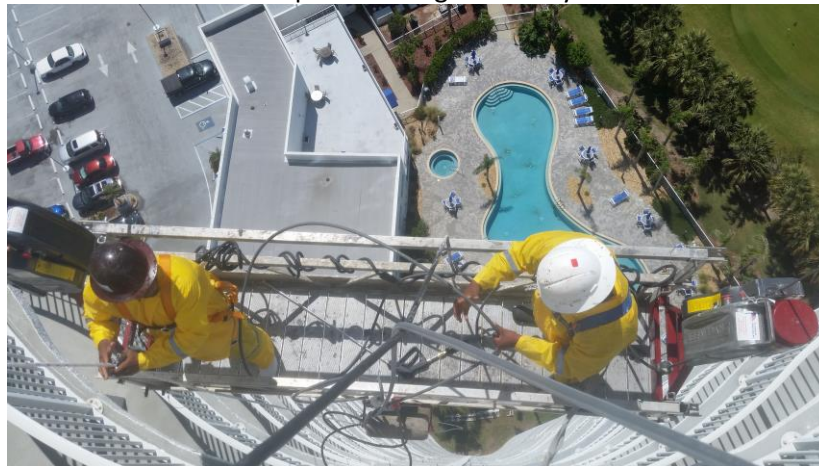
Your Editor suggests that owners become somewhat familiar with the provisions of the act. You may Google florida condominium act (get the 2017 version) or www.leg.state.fl.us/Statutes.

Future editions of the O-Gram will contain other information regarding the amendments to the statute.

M. Oceans Grand Improvements Underway. *Photos by Julio, O. G. LCET*



Roof Top Scaffolding Anchor System



Are they thinking about diving into the pool?



This is an important (and expensive) project including cleaning of surfaces, repair and sealing of surface cracks, replacement of faulty caulking around windows and other openings and repainting.

Positions available.





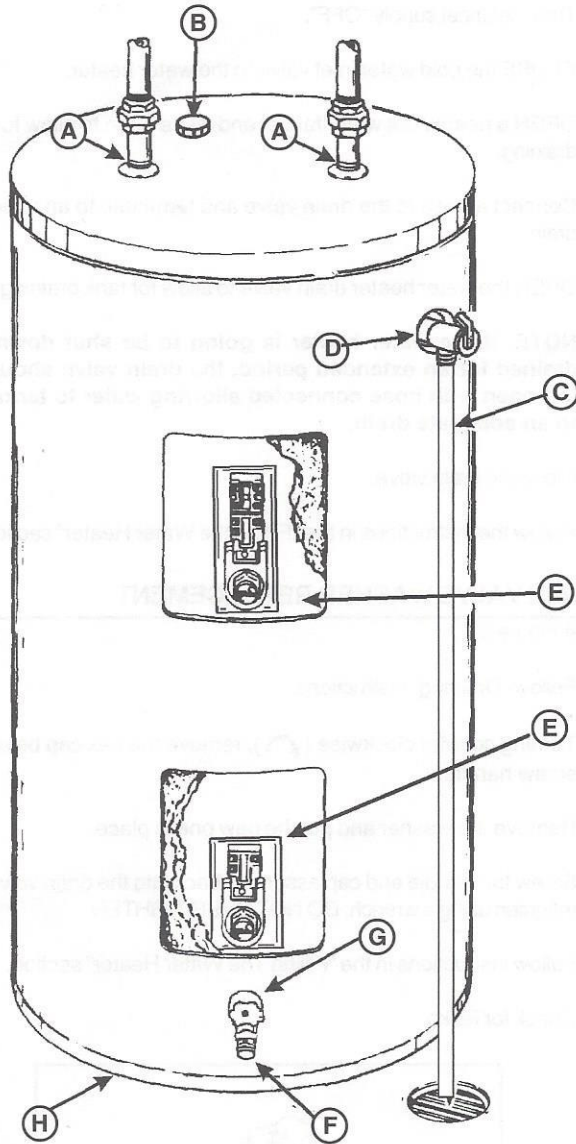
Oceans Grand Surface Painting –
Before and After

OTHER MAINTENANCE COMPLETED



Springs that support the rooftop air conditioning unit.
On the left is the badly corroded spring and on the right is
The replacement. We are in a constant “battle” with corrosion due
To the harsh environment.

LEAKAGE CHECKPOINTS




Read this manual first. Then before checking the water heater make sure the electrical power supply has been turned "OFF" before checking the tank for leakage.

- *A. Condensation and dripping may be seen on pipes if the water temperature is low in humid weather or pipe connections may be leaking.
- *B. The anode rod fitting may be leaking.
- C. Small amounts of water from temperature-pressure relief valve may be due to thermal expansion or high water pressure in your area. If the valve is not piped to an open drain the released water could be mistaken for a leaking heater.
- *D. The temperature-pressure relief valve may be leaking at the tank fitting.
- E. Water on the side of the tank may be condensation due to the panel or insulation not being in place.
- F. Water from a drain valve may be due to the valve being slightly opened.
- *G. The drain valve may be leaking at the tank fitting.
- *H. Water in the water heater bottom or on the floor may be from condensation, loose connections, or the relief valve. **DO NOT** replace the water heater until a full inspection of all possible water sources is made and necessary corrective steps taken.

Leakage from other appliances, water lines, or ground seepage should also be checked.

- * To check where threaded portion enters tank, insert cotton swab between jacket opening and fitting. If cotton is wet, follow "Draining" instructions in the "Periodic Maintenance" section and then remove fitting. Put pipe dope or teflon tape on the threads and replace. Then follow "Filling the Water Heater" instructions in the "Installing the New Water Heater" section.



⚠ WARNING

Read and understand instruction manual and safety messages before installing, operating or servicing this water heater.

Failure to follow instructions and safety messages could result in death or serious injury.

Instruction Manual must remain with water heater.



⚠ WARNING

- Before removing any access panels or servicing the water heater, make sure the electrical supply to the water heater is turned "OFF".
- Failure to do this could result in death, serious bodily injury, or property damage.

N. New Recycling Guide Poster. Check out the new poster mounted on the wall above the recycling bin. Please ensure that recyclable items go in the bin. Refuse goes in the trash. That's fairly easy to remember isn't it?

O. Periodic Reminders: *A few items we need to remember when residing in the Oceans Grand.*

- Do not speed in the Parking Garage. Speed limits are posted.
- Please do not leave your vehicles in handicapped spaces for long periods of time. The number of available spaces is limited. Your cooperation is expected.
- Do not exceed the posted time limits in the Loading / Unloading Parking Spaces. Abuse of the rule could result in fines and hit you right in the wallet.
- Do not place bottles, pottery, partially used paint containers and other such items in the refuse chute. Such items damage the compacter. It is an expensive piece of equipment.
- Do not throw ***anything*** off your balcony,,,,,,,,,,,,,cigarette or cigar butts, tissues or anything. That is dangerous.
- Do not clean out your vehicle ash trays and trash bags by throwing such debris on the Parking Deck. There are refuse containers near the entrances. Such negligence just creates extra work for our staff.
- **Do not smoke in the Parking Garage. Such action is very dangerous.**

Alternate Definitions:

- **Coffee.** The person upon whom one coughs.
- **Flabbergasted.** Appalled by discovering how much weight one has gained.
- **Negligent.** Absent mindedly answering the door when wearing only a nightgown.
- **Gargoyle.** Olive-flavored mouthwash.
- **Balderdash.** A rapidly receding hairline.

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 reside, to instill pride of ownership and to ensure our condominium remains a high quality investment. We ask for consideration of others to promote harmony among our residents.

