



O-Gram

June 2018

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OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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A. Apologies. Your Editor offers his apologies for failing to publish the May O-Gram. Circumstances arose which precluded efforts to complete the newsletter. It was the first time we had missed a publication since we started producing it in January 2015.

B. Severe Weather Planning. The official hurricane season begins on June 1st. Some experts are predicting 2018 will be a more active season than normal. It is time for you to review your own severe weather plan; pre-hurricane tasks, during hurricane actions, and post-storm activities. The Number One Task on your Pre-Hurricane Checklist should be *Remove all objects from your balconies.*

C. End of April Association Financial Status:

April Monthly Recap & a YTD Financial Up-date for 2018						
Category	Avg. Monthly Budget	YTD Budget	Outstanding A/R	YTD Actual	Actual Over/(Under) Budget	
<i>Income from Mo. Fees</i>	<i>99,711</i>	<i>398,844</i>	<i>(12,566)</i>	<i>386,278</i>	<i>(12,566)</i>	
Category	Average Monthly Budget	Current Monthly Actual	Actual Over/(Under) Budget	YTD Budget	YTD Actual	Actual Over/(Under) Budget
<i>Total Operating Expenses</i>	<i>76,410</i>	<i>74,544</i>	<i>(1,866)</i>	<i>305,721</i>	<i>294,729</i>	<i>(10,992)</i>
<i>*End of the month balance – Escrow Amt. \$115,105 / Checking total less prepaid fees \$53,075</i>						<i>\$168,180</i>

***Covers 2 large annual expenditures by making monthly payments into a saving / escrow account (Otis Elevator service contract for \$25,000 / due in April & the six insurance policies for \$120,000 / due May 15th). This will be an on-going annual procedure. Prepaid are unit owners paying monthly maintenance fees in advance.**

- Starting in June the contribution to the escrow account will be \$13,300 per month. The new insurance policies totaled \$120,000 plus 10% to cover a projected increase in 2019 and the elevator contract came in at \$25,100 plus at projected 9% jump. Note: the dollars budgeted in 2018 were \$130K for insurance and \$23.5K for the elevators (over budget by \$6,000 for a 12-month period).

As of April 30th, there were 13 unit owners with past due monthly fees totaling \$12,566. Three owners are 3 or more months past due, two owners are 2 months late, four owners are 1 month past due and four have balances due.

- Progress Report on A/R issues... the goal is to average under \$10,000 of outstand A/R issues per mo.

12/31/17	8 units total \$13,247 with past due bal.	1/31/18	23 units total \$17,859 with past due bal.
2/28/18	30 units total \$26,224 with past due bal.	3/31/18	18 units total \$17,491 with past due bal.
4/30/18	13 units total \$12,566 with past due bal.		

Reserve Amount Status					
Opening Balance as of 1/01/18	Annual Contribution	Monthly Contribution	Projected Annual Reserve Expense	YTD Dollars Spent	Closing Assets as of 4/30/18
<i>1,001,040</i>	<i>266,400</i>	<i>22,200</i>	<i>450,000</i>	<i>210,950</i>	<i>883,650</i>
FPL 3-year Investment purchased 1/1/18 earning 2% annually and payable in June					<i>25,344</i>
Total					<i>908,994</i>

Expanded details are posted in the mail room for your review or you can request a copy via e-mail at oceansgrand@outlook.com.

D. Association’s Board of Directors Treasurer Resigns. In an email issued at 11:55AM on Thursday, May 14, 2018, and addressed to the Editor of the O-Gram, Rick Weiss, Treasurer of the Board of Directors stated, “I have decided it is the best interests of the owners that I step down as a member of the Board of Directors. Over the last 18 months the Board has accomplished the majority of the financial objectives and the timing is right for me to move on. If the new Treasurer would like my help, I will be happy to assist during the transition.”

Editor’s Note: Florida Statutes, Chapter 718 (Florida Condominium Act) contains provisions for filling a vacancy on the Board of Directors. The remaining members appoint an individual to serve the unexpired term of the departing member.

E. Message from the President, Oceans Grand Owners Association, Inc.

Hello Fellow OG Residents:

I wanted to provide you with an update on several issues and matters that have been taken up by the Board, as well as, some of the projects that are currently underway. First, and obviously the Painting Project has experienced scheduling delays. Bad weather, high winds and other considerations have taken us a bit off schedule, but we still feel confident that by early Fall, the entire project will be completed, and Ocean's Grand will "shine" like new! We will be starting the replacement of carpeting on selected floors and well as beginning the initial work on the upper deck parking area. These are all important projects that need to be done because they add value to our facility and help us maintain its overall quality.

BUT THEY DO COST MONEY.....which is no surprise. All the funds that are paying for these projects and others like it down the road, have and will come from our Reserve Funds. In recent years we have tried to maintain a balance in the Reserve funds of an amount fluctuating between \$750K-\$1M. The

expenses associated with these projects are projected to reduce that amount to \$525,000 and while that is significant, our commitment has been and will continue to be replenishing that Reserve fund with an annual infusion of at least \$265,000. That will continue...so by the year 2020, we will be back at nearly the \$1M level for the Reserve Fund.

Being able to continue this annual commitment will necessitate us carefully monitoring our annual operating budget and to try to save dollars wherever and whenever we can. I feel confident that we can accomplish that objective, end up with a surplus and roll these funds over into next year's budget, or add to the reserves. However, as we prepare initially for the planning and development of the 2019 budget, which will take place later this Fall, we will have to address some possible inflationary increases in the cost of operations. No doubt, budget needs related to Utilities, landscaping, insurance, janitorial services, maintenance and finally personnel costs will experience increases but we think with prudent spending and solid budget/fiscal management we can handle these increases within the framework of our existing revenue base. There have been some initial and premature discussions related to the possibility of raising Condo Fees, as a way of addressing these challenges, but the Board is not in favor of pursuing this approach at this time. The Budget Committee needs to get back together and work with the CAM and Board to conduct a rigorous review all the fiscal challenges that we may or may not face and come up with an approach for meeting them. I'll keep you posted on all developments related to these matters as we move forward.

One area that I would suggest Owner's need to give some thought to is "paying condo fees on time" and if in arrears, making a commitment to bring themselves into balance with the Association. The clear majority of owners pay their condo fees on time and we appreciate that very much. However, there is a handful that are in arrears at a significant level. Shane is working directly with them to let them know of their options and what steps the Association will take if they don't get caught up like the rest of us. The amount of our Account Receivables to date is 12,550.00 and that is just not justified, or appropriate, particularly for owners who may be renting out their units, collecting rent in order to benefit their situation, but not paying their fees to us which benefits our overall fiscal health. If we expect to keep fees down, everyone must pay up on a timely basis. There should be no questions about that expectation....it is how we need to do business.

That is all I have. Things are going well. We survived the most recent storm without any damage so hopefully that will continue into the coming hurricane season.

Finally, please know that I reluctantly accepted the resignation of Rick Weiss from the Board of Directors. When you see Rick, please thank him for the year and a half of service he provided to the Oceans Grand.

Best Wishes, Paula

F. Good Neighbor Award. We love to publish this part of the O-Gram to recognize some of the wonderful people who make up our community. In this issue, we have an opportunity to recognize several "Oceans Granders."

- *(Provided by Lois Helland on April 26, 2018).* I would like to let you know that Barb Underwood, Sharon Woodfin, Carol Christopher, Patty Guinther and Martha Davis took it upon themselves to clean the Social Room kitchen. They arrived with buckets,

rubber gloves, bleach and every kind of disinfectant available to give that room a cleaning it had not seen in YEARS. All the cabinets and drawers were emptied, scrubbed and reorganized. The oven, dishwasher, refrigerator (including the tops), microwave, ceiling exhaust fan, and other devices had not seen a sponge in many moons. Even the plastic grapes which decorate the cabinet tops were taken out and hosed off. Their efforts were above and beyond the norm! But that is what these ladies are about, and I am so proud to have them as a neighbor and a friend.

- During a recent thunderstorm accompanied by gusty winds, several pieces of the pool deck furniture were blown around. Jo Stevens emerged after the storm and restored all the furniture items to their proper arrangement. Additionally, a yet-to-be identified gentleman jumped into the pool and recovered those items of furniture that had blown into the pool.

- Check out the floral decoration in the 5th floor elevator lobby. A lady who resides on the 5th floor keeps the display attractive. She now has it arranged in a patriotic display for Independence Day.

G. With Sincere Gratitude. To all my friends and neighbors at Oceans Grand, I cannot thank you enough for all the things you did to help me through my chemo treatments. I could not have done it without you. All your kindnesses are just too many to name here, but they will never be forgotten. My family also expresses their gratitude and appreciation. They indicated they didn't worry too much about me because they knew I was being well taken care of. So, thank you from the bottom of my heart. I love you all. What a great place to live.

Judy Thomas

H. An Op-Ed: "Sharing." *Submitted by Jo Stevens.*

One of the "biggies" about condo living is that we SHARE so many things. Among the things we share are the handicapped parking spaces in the garage and on the parking deck. We have 189 NEIGHBORS. We have six handicapped parking spaces in the garage and a few more on the parking deck. Just the math should tell us that the designated spaces are in short supply, but we do meet the requirements of the statutes. Very rarely does one enter the garage and see one of the handicapped spaces empty.

We have duly adopted rules and regulations here at Oceans Grand. Most are enforceable, but some are not. The rules REQUEST your cooperation in the use of the handicapped parking spaces and ask that you do not leave your vehicle in a handicapped space for an extended period or use a space as a method of parking a second vehicle in the garage.

As your neighbor and as Secretary of the Board of Directors, I am asking those of you who use the handicapped spaces on a regular basis to please assess your personal situation. If you are unable to walk from your assigned space to the building entrance,

use a handicapped space. That is why we have them. On the other hand, if you can and should be walking or you use a handicapped space mainly to keep a second vehicle in the garage, do NOT use a space. PLEASE BE CONSIDERATE OF OUR NEIGHBORS WHO REALLY NEED THE HANDICAPPED SPACES.

We all love living here at the Oceans Grand and want to make the BEST IT CAN BE. Thank you for doing your part

I. June 2018 Events:

- Friday, June 1st - June Condo fee due.
- Friday, June 1st - Hurricane Season begins.
- Saturday, June 9th - Belmont Stakes Horse Race.
- Thursday, June 14th - Flag Day.
- Friday, June 15th - Federal Estimated Income Taxes Due.
- Sunday, June 17th - Father's Day.
- Thursday, June 21st - Summer Solstice [First Day of Summer].

J. 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.

- Service Providers; Conflicts of Interest. An Association may not employ or contract with any service provider that is owned or operated by a board member or with any person who has a financial relationship with a board member or officer, or a relative.

K. 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. Here is the latest addition submitted by Jo Stevens, Oceans Grand No.1002.

- I recommend Volusia Vertical & Shutter, Inc., 2039 S. Ridgewood, South Daytona. We recently had solar shades installed. After talking to three different local businesses, I am so glad we chose Volusia Vertical. Within a week of the initial visit our new shades were installed. Everything was exactly as we ordered and the two young men whom did the installation, Dennis and Braydon, were wonderful. We were extremely pleased with the entire experience.

L. Maintenance Reminder - HVAC Condensate Drain. The O-Gram has previously included articles about this requirement, but recommended chlorine bleach as a solution. This article provides an alternative to bleach. It was provided by Terry Smith. He and Valerie were affected by damage caused by drain line blockage from the unit located on the floor above them. They had to do some repairs and replacement of damaged flooring. You will find the condensate drain on the front of your Air Handling Unit. The piping is PVC. Use caution when removing the cast galvanized drain plug.

AC Condensate Line Preventive Maintenance

Air conditioners dehumidify the air as a byproduct of their cooling method. As they dehumidify, they remove moisture from the air and drain it through a condensate drain. Over time, this drain can become clogged with dirt, debris, mold, mildew and algae and needs to be cleaned. There are various ways to clean out an air conditioner condensate drain, and the best method is pouring white vinegar down the line to clear clogs.

Vinegar has a characteristic odor. It is not the most pleasant chemical to smell, and you will need to wash out your drain with plain water a few times to remove the odor. Vinegar is more a nuisance than a danger. Vinegar is typically easier to rinse out of a drain line after you are done cleaning.

Preventative Maintenance

Mold, mildew and algae will grow in your air conditioner condensation drain year-round. Using vinegar for preventative maintenance throughout the year will keep your drain clean and clear and will not damage your line. **Importantly, any blockage will not overrun and flood units below.**

Cleaning Your AC Drain Line Using Vinegar in 3 Steps

Cleaning the condensate drain is relatively simple, and even better, you can clean your condensate drain with a product you probably already have at home: vinegar. Learn how to clean your AC drain line using vinegar below.

Step 1. Locate the Drain Line

The condensate drain is a PVC pipe, located in front of the air handling unit.

Step 2. Pour in the Vinegar

Remove the drain line plug and pour in ¼ cup of distilled vinegar. Vinegar kills algae, but keep in mind that it may take a few hours to remove the blockage if it is severe. Let it sit for 30 minutes, then pour in a cup of water 3 times to flush.

Step 3. Repeat Quarterly (*especially in June*)

Repeating this cleaning routine monthly, or as needed, will help keep your condensate drain clean and in good working condition. A good time is each time you replace/clean filter.

The Oceans Grand is an interactive community of residents living in relative 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