



O-Gram

March 2018

Volume 4 – No. 3

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

EMAIL: oceansgrand@outlook.com

CHECK OUR WEBSITE AT: www.OceansGrand.net

A. Message from Our Board of Directors President:

Greetings Ocean Granders,

As we observe and await the completion of the Shores Community Center and Tennis Complex, I have some good news to share with you about our own project(s) reflecting an on-going commitment to "beautify" Oceans Grand, and enhance its value and livability. At a Special Board meeting, held on Tuesday, February 27, 2018, the Board of Directors approved and allocated nearly \$350,000 from our Reserve Fund to address some long overdue projects, as well as an effort to address the need to remediate some recently identified problems with the expansion joints on the East Side of our building.

Specifically, the following projects will soon get underway:

1. Cleaning, sealing and painting all of Oceans Grand external horizontal and vertical areas;
2. Cleaning and remediating all of Oceans Grand's patios, decks and balconies;
3. Removing and replacing three double and two single doors located in the common areas....new doors will be coated with a rust inhibitor to give us a longer lasting and more attractive look; and finally,
4. Remediate the structural issues associated with the East side of the building and South Wall so that no further erosion problems occur.

All of this work will take place concurrently starting immediately and will hopefully finish by October 1. The costs to fund the projects will come out of the Reserve Fund which has been dutifully increased over time to help support initiatives like these. More projects will be on the way that focus on the interior space of the Oceans Grand, as well (e.g. new carpeting of at least 4 floors and Card Room later this year). Our meeting drew an incredible representation of our members and everyone was excited and pleased to see that Oceans Grand was going to be provided with some much-needed improvements.

Thanks for all your support. We will keep you advised and updated of the progress and timetable as the work unfolds. If you have any questions or concerns, please don't hesitate to contact me, our CAM, Shane Payne, or any of our Board members.....

Paula

Paula Rizzo
Board President

B. Preparation for Building Painting. In an email on Wednesday, February 28, 2018 (11:45 AM), the CAM advised the O-Gram that the painting contractor plans to start setting up the scaffolding swing stages and other beginning process preparations on Wednesday,

March 7, 2018 and the work will begin on the 01 stacks from there. We will be asking all residents to remove their screens and balcony furniture prior to the painters beginning each stack. We will post appropriate advance notices. Removal of screens and balcony items will be the responsibility of unit owners. If staff has to remove these items, the unit owner will be charged a \$100 fee.

C. Website Changes. As previously published in the O-Gram, amendments to Florida Statutes, Chapter 718, (Florida Condominium Act), mandate substantial changes and improvements to condominium websites which must be completed by July 1, 2018. Our CAM advised the O-Gram via email on February 26, 2018 that the Board was still deciding who the Association would use from now on to redesign our website. He assured the O-Gram that we will be in compliance with the required changes and additions by July 1st.

D. March 2018 Events:

- **Thursday, March 1st Condo fee due.**
- Wednesday, March 7th - Oceans Grand Repainting begins.
- Thursday, March 8th - Charlie Rizzo Grand Book Club Meeting (4:00 PM).
- Friday, March 9th through Sunday, March 18th - Bike Week.
- Sunday, March 11th, 2:00 AM - Daylight Savings Time begins (Reset clocks and watches - *Spring Forward*).
- Tuesday, March 13th through Monday, April 2nd - NCAA March Madness.
- **Saturday, March 17th - St. Patrick's Day.**
- **Saturday, March 17th, 5:30 PM - Oceans Grand St. Patrick's Day party.**
Bring your own Guinness and/or Jameson.
- Thursday, March 22nd, 10:00 AM - Regular Board of Directors Meeting, Oceans Grand Owners Association, Inc.

E. Association Committee Actions:

- Library Committee (Contact: Jo Stevens). The Library Committee is in the process of reorganizing. We hope to be adding more bookshelves in the near future. For the moment, we are out of space and we are asking our users to hold any donations until we complete our tasks. We plan to have a recommendation for the next meeting of the Association's Board of Directors. *(Editor's Note: About two years ago, Jo, Liz and Sharon volunteered to take over library duties. At that time, the "Library" was some shelves and a "pile" of books. They have done wonders with the task and the library is now a well-used and valuable function. The O-Gram urges the Board to look into providing additional space and necessary furnishings.)*

- Landscaping Committee (Contact: Jo Stevens). The committee has been making some small improvements around the Oceans Grand. Flowering plants are now growing in the parking garage entry containers and elsewhere at the ground level on the east side. The committee plans to continue working on these areas but we have to wait for Parking Deck changes. Unfortunately we have a major problem with the containers on that level. Plant roots have penetrated the bottom and grown into the pavement surface which created damage. The containers must be emptied and lined with a material which will prevent root growth through the container sides and bottoms. Our current plan, subject to change if other issues arise, is to remove plants and do the necessary work on the containers later in 2018 then accomplish the new landscaping in the planting season in 2019.

F. Oceans Grand Financial Status. From Treasurer Rick Weiss.

January 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>99,711</i>	<i>13,247</i>	<i>86,464</i>	<i>(13,247)</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>76,535</i>	<i>81,950</i>	<i>5,415</i>	<i>76,535</i>	<i>81,950</i>	<i>5,415</i>
<i>*End of the month balance – Escrow Amt. \$85,000 / Checking total less prepaid fees \$12,947</i>						<i>\$97,979</i>

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 1/31/18
<i>1,001,040</i>	<i>266,400</i>	<i>22,200</i>	<i>450,000</i>	<i>0</i>	<i>996,358</i>
<i>FPL 3 year Investment purchased 1/1/18 earning 2% annually and payable in June</i>					<i>25,344</i>
Total					<i>1,021,702</i>

*Covers 2 large annual expenditures by making monthly payments into a saving / escrow account (Otis Elevator service contract for \$25,000 / due April 1st & 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.

- As of January 31st there were 8 unit owners with past due monthly fees totaling \$13,247. Two owners are 3 or more months past due and have received formal notices, two owners are 2 months late and three owners are 1 month past due. We also have one unit owner making agreed upon payments.
- Expanded details are posted in the mail room for your review or you can request a copy via e-mail at oceansgrand@outlook.com.

G. Association Reserve Account. Furnished by Treasurer Rick Weiss.

2018 reserve projects included:

2018 Reserve Projects <i>in order of priority</i>	Cost	Completion Date
*Replace Pump Room motor	7,750	February
*Repair cooling tower supports	20,000	March
*Repair expansion joint under East wall on parking deck	11,875	March
*Repair cracks, caulking & Painting the building	252,625	
*Paint unit balconies/patios	75,250	
*Coat the Social Room patio	2,300	
*Replace 3 sets of double exterior doors & 1 single door	5,850	
Seal and clean up planters on parking deck (No Planting of shrubs until spring of 2019)	Estimate 14,000	
Card Room carpeting	Estimate 2,600	
4 floors of hall way carpeting (Floors - - -)	Estimate 29,000	
Unplanned reserve expenses	Estimate 25,000	
Total	\$446,250	

* Projects approved by the Board

H. Recycling Made Easy. (Submitted by Sharon Woodfin.) Here is my Household Tip for Recycling Trash Beautifully. I have heard complaints from owners regarding recycling. Some feel they cannot or are unable to do anything other than putting their recycling into a non-recyclable plastic bag and then throwing the bag and contents into the bin. This defeats all our good intentions. The best mode of transport for taking items to be recycled between our home and the garage, I've found, is using Homegoods or Publix shopping bags. I have found using these bags addresses the issue of spills and leaks in the hallway and in the elevators, and offers an ease of carrying. I have been purchasing Homegoods shopping bags at 99 cents apiece, and put my recyclables into the bag. Once full, I have a leak-proof carrying bag with nice strap handles, that make taking down the trash a prettier and handy option that is reusable. Once in the garage, I simply empty items in the bin. I can then return it upstairs with me (or fold it and put it into my car if I am on my way out). Due to the fact that they are made of a plastic-coated paper, I have even discovered I can wash them with my cold wash and air dry (I cheat and dry it in dryer for a little while). They are pretty, inexpensive, and best of all leakproof. Don't need that big of a bag? the Publix shopping bags cost more and are a smaller size but are washable as well.



I. “Unit” Designation / Terminology. We have not received any further input on this subject, so, unless I become convinced otherwise, I will use “residence” to identify my abode. If you insist on using “unit,” that’s your call.

J. Good Neighbor Award. Its an easy choice for this issue.....all of the Oceans Granders who made the International Dinner on February 10th such an overwhelming success. This includes the Social Committee, Gary and Kathy with the music and dialogue, the residents who prepared a sensational and wide variety of international and ethnic foods. One of my favorites was the Wild Persimmon Pudding from, I believe, Bulgaria or Croatia (actually from southern Indiana). The “How Many Different Countries Have You Visited? Game sponsored by Gary was interesting. One lady had visited 70 different countries (and she was not military). The highlight was the young lady who performed a wonderful Indian dance (she was wearing a beautiful sari, also). Hvala, Dik and Tak, Good Neighbors.

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.

L. More Changes to Florida Statutes, Chapter 718 (Florida Condominium Act). In the December 2017, January, 2018 and February 2018 O-Grams, we discussed some of the 2017 amendments to the statutes. We continue the series in this edition.

The official records of the association are open to inspection by any association member of the authorized representative of such member at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at the reasonable expense, if any, of the member or authorized representative of such member. A renter of a unit has the right to inspect and copy the association’s bylaws and rules. The association may adopt reasonable rules regarding the frequency, time, location, notice and manner of records inspections and copying. The failure of an association to provide the records within 10 working days after receipt of a written request creates a rebuttable presumption that the association willfully failed to comply with this paragraph. A unit owner who is denied access to official records is entitled to the actual damages or minimum damages for the association’s willful failure to comply. Minimum damages are \$50 per calendar day for up to 10 days, beginning on the 11th working day after receipt of the written request. The failure to permit inspection entitles any person prevailing in an enforcement action to recover reasonable attorney fees from the person in control of the records who, directly or indirectly, knowingly denied access to the records.

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.

The day the world runs out of wine is just too terrible to think about.

ma’is salama-----“Stu” Stewart, Editor – “O-Gram”

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.

Emergency Telephone Numbers

For any life-threatening conditions requiring Fire, Police, or EMT service, dial 911. For after-hours matters concerning emergency building repair, contact 386.214.7493.