



# O-Gram

April 2019

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## OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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**A. Welcome to a New Edition of the O-Gram!** Our last O-Gram was October 2018 when our long-time editor, Stu Stewart, resigned after publishing 47 issues. Stu started the O-Gram in January 2015 and we all enjoyed his humor and excellent articles, so we were sad to see him retire. Stu summed it up this way: "It is with regret and great reluctance that I announce my resignation as editor of the "O-Gram." I am 87 years of age and my disability is not getting any better. Unlike wine and some cheeses, age has not improved me. I believe I still have my sense of humor, but I've run out of jokes that can be printed for polite company!" While I know I cannot fill his shoes, I have volunteered to continue our newsletter, as I feel it's an important means of communication from which we can all benefit. If you have any ideas to pass on, please feel free to send them to me, Val Smith, at my email address: [tvssog902@gmail.com](mailto:tvssog902@gmail.com). I welcome your input!

**B. Message from our President, Paula Rizzo:** Greetings Ocean Granders! Please join me in thanking Val Smith for volunteering to coordinate the return of the O-Gram. This communication tool has been missed by many. The format may evolve but we are back up and running under her guidance. Shane's report will touch on some of the significant projects in our near future and Ed's will provide the financial update. Let me share what an honor it is to represent this community as President of the Board of Directors.

We've recently replaced three compressors on the roof that will insure the common areas stay comfortable this summer. As a result of the emergency alarms "buzzing" on several floors one evening, we've had to update some of the equipment regarding our fire protection. The next step in completing the elevator lobbies on the Ground and 2<sup>nd</sup> floors will begin in 3-4 weeks. A chair rail molding will be added to the lobby area on all upper floors.

A few gentle reminders to make life easy and safe for everyone:

No smoking around the pool and in the garage.

No grills that produce a flame are allowed on balconies.

Please remove everything from balconies when leaving for an extended time.

Be sure to escort vendors and deliveries through the garage and building.

My best to you all and please continue to enjoy Daytona Beach Shores and Oceans Grand.

**C. Social Committee Update from Chair, Barb Underland:** Come and join us and enjoy the food and music! 2019 is another busy year for the social committee, planning and providing events for residents of Oceans Grand. February 8<sup>th</sup>, we held a cocktail party which was well attended. It was BYOB and everyone brought food to share. March 16<sup>th</sup>, we held our St. Patrick's Day dinner where all enjoyed a traditional Irish dinner and entertainment.

April 1<sup>st</sup>, we have planned a golf scramble and lunch. April 27<sup>th</sup> is our Jimmy Buffet party, so watch for the sign in sheet in the mailroom. We have more activities planned for fall and hope you will all join us for these events, which are held for our residents to socialize with the people you know and to meet the neighbors in this building you may not know. Any comments or suggestions, please feel free to contact me.

## D. OG Inc. Financial Status and Treasurer's Report from Ed Everts:

| Oceans Grand Treasurer's Report  |                        |   |                  |                                 | Year-End 2018                                      | submitted                             | 2/28/2019                      |
|----------------------------------|------------------------|---|------------------|---------------------------------|--|---------------------------------------|--------------------------------|
|                                  |                        | Actual                                  | Better/(Worse)   | B/(W)                           |  |                                       |                                |
| INCOME                           | 2018 Budget            | Year End 2018                           | Than Budget      | Percent                         | Comments if over 5% difference                     | INCOME                                | 2019 Budget                    |
| Maintenance Fees/Income          | \$ 1,196,531           | \$ 1,206,208                            | \$ 9,677         | 1%                              |  |                                       | \$1,196,531                    |
|                                  | \$ 11,965              | \$ 7,860                                | \$ 4,105         | 34%                             | CAM efforts in collecting past due fees            |                                       | \$ 11,965                      |
|                                  | \$ 1,184,566           | \$ 1,198,347                            | \$ 13,781        | 1%                              |  |                                       | \$1,184,566                    |
| EXPENSE                          |                        |   |                  |                                 |  | EXPENSE                               |                                |
| Administration                   | \$ 24,075              | \$ 30,981                               | \$ (6,906)       | -29%                            | Office Supplies & Telephone - several nonrecurring |                                       | \$ 26,150                      |
| Building Management              | \$ 150,900             | \$ 130,983                              | \$ 19,917        | 13%                             | Payroll change in 2018                             |                                       | \$ 145,000                     |
| Maintenance                      | \$ 144,600             | \$ 142,883                              | \$ 1,717         | 1%                              |  |                                       | \$ 143,150                     |
| Cable TV Expense                 | \$ 120,000             | \$ 121,952                              | \$ (1,952)       | -2%                             |  |                                       | \$ 121,000                     |
| PUD                              | \$ 68,040              | \$ 68,040                               | \$ -             | 0%                              |  |                                       | \$ 68,040                      |
| Total Maintenance                | \$ 332,640             | \$ 332,874                              | \$ (234)         | 0%                              |  |                                       | \$ 332,190                     |
| Insurance                        | \$ 130,000             | \$ 116,349                              | \$ 13,651        | 11%                             | Negotiated lower ins premiums for 2018             |                                       | \$ 130,000                     |
| Utilities                        | \$ 280,800             | \$ 268,278                              | \$ 12,522        | 4%                              |  |                                       | \$ 278,500                     |
| Total Operating Expenses         | \$ 918,415             | \$ 879,467                              | \$ 38,948        | 4%                              |  |                                       | \$ 911,840                     |
| Reserve Contribution             | \$ 266,151             | \$ 266,600                              | \$ (449)         | 0%                              |  |                                       | \$ 266,400                     |
| <b>TOTAL EXPENSE</b>             | <b>\$ 1,184,566</b>    | <b>\$ 1,146,067</b>                     | <b>\$ 38,499</b> | <b>3%</b>                       |  |                                       | <b>\$1,178,240</b>             |
|                                  |                        |   | * \$ 52,280      |                                 | Net better than budget                             |                                       |                                |
| Red Figures = Planned Items      |                        | Black Figures = actual bids or expenses |                  |                                 |  |                                       |                                |
| Reserve Fund                     | 2018                   | 2019                                    | 2020             | 2021                            | 2022   | Reserve Fund Allocation               |                                |
| Reserve Fund Beg. Balance        | \$ 1,001,040           | \$ 866,937                              | \$ 1,067,217     | \$1,106,017                     | \$ 663,092   |                                       | 12/31/2018                     |
| Project Expenditures             | Hallways - Carpet      | \$ 51,000                               | \$ 29,000        | \$ 29,000                       |  |                                       | CD's \$ 473,763                |
| Mechanical/HVAC                  | \$ 52,909              | Card Room                               | \$ 17,000        | Lobby                           | \$ 7,100   |                                       | US Treasury Fund \$ 200,964    |
| Fire Safety/Security             | \$ 11,769              |   |                  | Hallways - Furnishings/Finishes | \$ 208,900   |                                       | Cash & Money Market \$ 192,209 |
| Waterproof/Caulk/Paint Bldg Ext. | \$ 252,625             | Game Room                               | \$ 10,500        | Garage Access                   | \$ 12,700  |                                       | \$ 866,936                     |
| Waterproof Balcony Decks         | \$ 75,250              | Lobby                                   | \$ 18,800        | Garage Gates                    | \$ 12,500  |                                       |                                |
| Coating Social Room Patio        | \$ 2,300               | Office                                  | \$ 4,800         |                                 |  |                                       |                                |
| Replace 5 Exterior Doors         | \$ 5,850               | Social Room                             | \$ 33,500        |                                 |  |                                       |                                |
|                                  |                        | Replace Balcony Railings                | \$ 75,000        | \$ 75,000                       | \$ 60,000  |                                       |                                |
|                                  |                        | Parking Deck - Asphalt Removal/Paving   | \$ 580,325       |                                 |  |                                       |                                |
|                                  |                        | Repair Parking Deck Planters            | \$ 14,000        |                                 |  |                                       |                                |
|                                  | Pool and SPA Interiors | \$ 42,400                               |                  | Asphalt Paving                  | \$ 18,600  |                                       |                                |
| Subtotal before Contingency      | \$ 400,703             | \$ 93,400                               | \$ 202,600       | \$ 684,325                      | \$ 319,800   |                                       |                                |
| Contingency for Unexpected       |                        | \$ 25,000                               | \$ 25,000        | \$ 25,000                       | \$ 25,000  |                                       |                                |
| Total Reserve Expenses by Year   | \$ 400,703             | \$ 118,400                              | \$ 227,600       | \$ 709,325                      | \$ 344,800   |                                       |                                |
| Reserve Contribution for Year    | \$ 266,600             | \$ 318,680                              | * \$ 266,400     | \$ 266,400                      | \$ 266,400   |                                       |                                |
| Reserve Fund End. Balance        | \$ 866,937             | \$ 1,067,217                            | \$ 1,106,017     | \$ 663,092                      | \$ 584,692   |                                       |                                |
|                                  |                        |   |                  |                                 |  | 2017, 2018 & 2019 Monthly Assessments |                                |
|                                  |                        |   |                  |                                 |  | UNIT TYPE                             | MONTHLY ASSESSMENT             |
|                                  |                        |   |                  |                                 |  | A (18)                                | \$459.94                       |
|                                  |                        |   |                  |                                 |  | B (77)                                | \$489.46                       |
|                                  |                        |   |                  |                                 |  | C (36)                                | \$459.09                       |
|                                  |                        |   |                  |                                 |  | D (37)                                | \$651.39                       |
|                                  |                        |   |                  |                                 |  | E (20)                                | \$624.40                       |
|                                  |                        |   |                  |                                 |  | F (1)                                 | \$626.94                       |
|                                  |                        |   |                  |                                 |  | Total Per Mo. All Units (189)         | \$99,710.95                    |

The year-end 2018 financials were provided at our most recent Oceans Grand Homeowners Association meeting in late February and are posted in the mailroom and shown above for owners to review in detail. Here are some comments regarding the report that summarize the results for 2018:

Income for 2018 was \$13,781 better than budget and expenses were \$38,499 better than budget, bringing the net difference between income and expenses to a number that was \$52,280 better than budget. This amount was rolled into the reserve account, bringing our reserves at year-end 2018 to \$919,217 (as compared to the \$866,937 shown on the year-end 2018 report). With the 2019 budget and estimated reserve expenses for 2019, it is anticipated that our reserve account will be back in excess of \$1,000,000 by the end of the current year. Several of the categories that were significantly better than budget are a result of our CAM's (Shane Payne) efforts at negotiating contracts and working with past due owners to collect outstanding homeowner fees.

No increase in monthly homeowner fees are required for 2019, which keeps the homeowner fees at a level that has remained the same since the beginning of 2017. The budget for 2019 is very similar to the budget for 2018 due to the lower level of actual 2018 spending and upcoming contract negotiations providing us with additional areas for saving dollars this year. The primary reserve projects for 2019 include replacing the hallway carpet on 8 floors and a major rework of the pool and spa.

**E. Update from our Manager, Shane Payne:** We now have a date to start the pool area renovations. The Monday after Easter, April 22<sup>nd</sup>, we will be closing the entire pool area for 4 weeks to complete the renovations. Also, possibly April 29<sup>th</sup> and 30<sup>th</sup>, we will be having our annual fire alarm and sprinkler test and will need to access each unit to make sure everything is in good working order. Recently we had a short in our fire control panel which caused speakers to hum and fire door magnets to release and had a new fire control panel installed to remedy those situations. We have also just had 3 new compressors repaired on the common area HVAC unit on the roof just in time for the warmer weather that is rapidly approaching.

**F. Library, Landscape and Fun from Jo Stevens:** I hope most of you have had a chance to visit our library located in the game room off the main lobby. We have a nice selection of books. Thank you to the library committee for the time spent in keeping it in good order. Unfortunately, we do not have room for any more books so must ask that you refrain from donating until further notice. Also, we could always use a hand in keeping it organized. If you have an interest in helping, please contact me. This would involve spending some time every week or two straightening the books on shelves, relabeling shelves, and just general library work. The landscape committee, Lynne Weiss, Barb Underland, and I, continue to work with the planters on the social room deck, around the trash area, in front of the garage doors and on the top of the upper deck parking ramp. We look forward to the second level parking renovation so that a plan for the landscaping can be developed and implemented. Hopefully, that will be done next year. The pool renovation includes plans for the landscaping to be redone in that area. Some large unsightly plants have been taken out already as that renovation will begin soon.

I also wanted to remind everyone about our chair yoga and walk a mile programs at 9 am every Monday, Wednesday and Friday. Please join us if you are interested in low impact exercise. Also, we have movie night on the fourth Thursday at 6 pm. These events are all held in the social room and we would love to see you there. Please email me at poncebuddy@aol.com or call me at 386-843-2401 if you have any questions or need more information.

**G. Maintenance tip from Julio Medina:** Are you experiencing delays in getting hot water to your kitchen sink or master bathroom shower? Julio advises that our hot water heaters are 12 years old and it may be taking longer to heat the coils. There is a possible quick fix if your temperature dials have loosened. You can ask him how to adjust the dials, located on the front of your heater, or put it on the maintenance clipboard and he will come look at it. If you do check your water heater and see rust on the front, it is probably time to replace it, which several residents are currently doing.

**H. Last Word:** The O-Gram is a good way to keep communication going and to keep in touch with each other. I had hoped to do an interview with both a new and a long-term resident so we can know something new about each other and put a name to faces we see every day but might not know well. Please let me know if you would be willing to be interviewed for a short article about yourself. I am also available to interview pets!

"Always be nice to people on the way up; because you'll meet the same people on the way down." --- Wilson Mizner

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 386.679.7455**