



O-Gram

August 2019

Volume 5 No. 3

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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A. O-Gram for August: Happy summer! I will be out of town for the publication of the next O-Gram but fortunately a surprise editor has volunteered to publish the October edition. Please let Shane know if you have any information you'd like included and he can pass it on.

B. Message from our President, Paula Rizzo: Summer greetings! In spite of the summer heat, humidity and afternoon storms, Oceans Grand is "the" place to call home. If you are traveling this season, please stay safe and know that the building is being well taken care of by our staff. Shane is preparing information which he will share sometime in August regarding hurricane preparedness. Watch for the date to be posted.

The pool looks great and is being enjoyed daily. Planting in that area will continue as the temperature begins to drop.

Thanks to most of you for being good neighbors. Since we share common spaces it is imperative, we continue to consider each other. Holding the elevators for someone, not dripping pool water into the building, minding where cigarette butts are thrown and cleaning up after your pets are ways to insure you are a good neighbor. Reports of pet accidents have stopped.

Our building is always in some form of transition with move ins and move outs, deliveries, new people, new pets. Things are never going to stop changing. I ask you all to continue embracing these changes and each other.

My best, Paula

C. Greetings from the Landscape Committee by Jo Stevens: Several residents have complimented the committee members on the flowers we have planted and continue to maintain on the social room deck and by the garage and trash area. Lynne Weiss, Barb Underland and I appreciate your comments and would like to thank Julio and Garrett for their help in making sure there is water. The irrigation to the pots has been restored and it is no longer necessary for us to carry water to most of the containers.

New landscaping has been planted in the pool area and looks very nice. As has been the case for a long time, we look forward to the work being done on the parking deck which will include new landscaping in that area.

Hope you are enjoying your summer, Jo Stevens

D. Update from our Manager, Shane Payne: The Hurricane season is now in full swing. I would like to remind everyone that if you plan to be out of town to remove items from the balconies. There have been many updates to the way we receive our power and I know that the last big storm we had we were lucky and had little damage. I would recommend though if you have major health issues or require power for life saving devices that in the event of a major hurricane coming over the area to evacuate to the mainland and not put you or your loved ones at risk. I hope to have a brief storm event meeting soon to discuss options for those that may be the most vulnerable. In other news Massey Pest Control Services is scheduled to be on site on Wednesday August 7th to perform their services inside the residences.

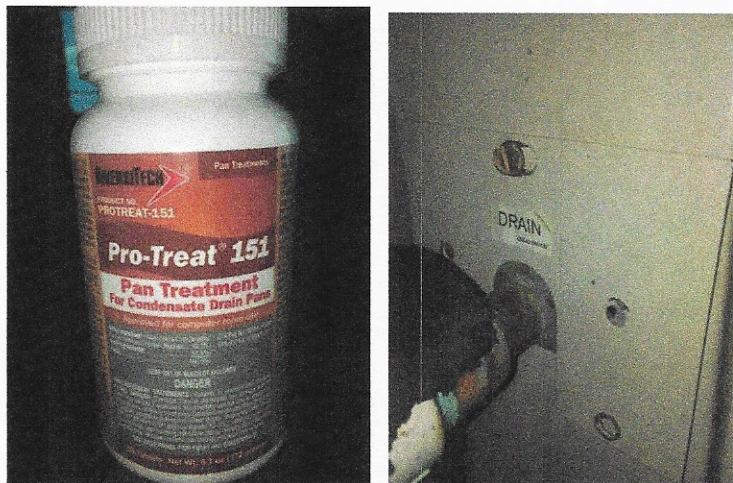
E. OG Inc. Financial Status and Treasurer's Report from Ed Everts: Here is the Treasurer's Report through May 2019. Fortunately, it's been a quiet year as far as financial surprises are concerned. We continue to do better than our budget in income and expenses. Laura & I just returned from 2 months on the road around the U.S. - mostly in the west and the Midwest. Shane has sent me the accounting numbers via email and I'm able to complete the reports as the numbers come in. We won't have the June numbers until late July, but through May everything continues to look good for 2019.

Oceans Grand Treasurer's Report					May 2019	submitted 7/10/2019	
INCOME	2019 Budget	Actual Through 5/3/19	Better/(Worse) Than Budget	B/(W) Percent	Comments if over 5% difference	INCOME	2019 Budget
Maintenance Fees/Income	\$ 498,554.58	\$ 505,662	\$ 7,108	1%			\$ 1,196,531
EXPENSE						EXPENSE	
Administration	\$ 10,895.83	\$ 10,372	\$ 524	5%	Several expense items will be later in 2019		\$ 26,150
Building Management	\$ 60,416.67	\$ 59,664	\$ 753	1%			\$ 145,000
Maintenance	\$ 59,645.83	\$ 59,248	\$ 398	1%			\$ 143,150
Cable TV Expense	\$ 50,416.67	\$ 52,457	\$ (2,041)	-4%			\$ 121,000
PUD	\$ 28,350	\$ 28,350	\$ -	0%			\$ 68,040
Total Maintenance	\$ 138,413	\$ 140,055	\$ (1,642)	-1%			\$ 332,190
Insurance	\$ 54,166.67	\$ 49,849	\$ 4,317	8%	Contract signed in May - will be better than budget		\$ 130,000
Utilities	\$ 116,041.67	\$ 112,626	\$ 3,416	3%			\$ 278,500
Total Operating Expenses	\$ 379,933.33	\$ 372,566	\$ 7,367	2%			\$ 911,840
Reserve Contribution	\$ 111,000	\$ 111,000	\$ -	0%			\$ 266,400
TOTAL EXPENSE	\$ 490,933	\$ 483,566	\$ 7,367	2%			\$ 1,178,240
\$ 14,475 Net better than budget							

Treasurer's Report for May, 2019: Not much to report as it's early in the year and we are either at or better than budget in most categories. The insurance contract has been renewed in May and will continue to result in better than budget numbers for the year. I'm not going to detail the Reserve Fund each month unless there are significant differences from what was anticipated in the year-end report. At this point there are none.

Respectfully submitted,
Ed Everts, Treasurer - Oceans Grand Condominium Association

F. Additional Tips from Feature Resident, Gerry Boocock: Frustrated with trying to clean out the condensate line on your A/C? If you have the original unit(s) in your condo, you can use a product called ProTreat which can be added to the condensate tray in the unit by removing the screws and pulling the tray out about 1 inch:



The directions suggest a pill for each 3 tons of A/C which is stated on the Manufacturers plate on the front of the unit. We have been using it for about 9 years with no problems. It's important to do this as the line could back up and cause a leak.

G. Interview with New Resident, AB Taylor:

If you missed the Grand Opening of our new Van Alder Dog Park, it was amazing AND it was orchestrated by our new resident, A.B. Taylor. I know you've seen A.B. and her 4-legged love (Sheltie) Peachy Queen as they're always out and about and very friendly. They moved from Dallas, Tx. to Oceans Grand #1107 last September. The transition was made easier as A.B. lived at Oceans 7, right across the street, 20 years ago. But when Oceans 8 was erected, blocking her view, she built a home in Port Orange.

A.B. met her husband Tom and they moved to the Naples area to continue their corporate careers. In 1999, they moved to Dallas, Tx, where A.B. became National Training Director for Premier Designs Jewelry, Inc. and Tom was VP of a Civil Engineering Firm overseeing Bridge and Roadway Design. In 1991, Tom was in a tragic car accident, resulting in a 17-year TBI (Traumatic Brain Injury). When Tom passed away, 2 years ago, A.B. made the move back to FL to be at the beach. (The best Cure for Anything)!

A.B. has a varied professional background. With a BS and master's degree in Elementary Education, she spent 17 years as a teacher and resource consultant for several counties. She enjoyed 2 years as Activities Coordinator for Royal Caribbean Cruise Line (playing Julie on the Love Boat) and with Premier Designs' Jewelry, she enjoyed assisting jewelers grow productive businesses as independent distributors throughout the U.S.

Her latest, most gratifying position was in the HealthCare industry as Tom's caregiver and helpmate. During this time, she trained providers from different home care agencies as well as working alongside several specialists in TBI management care.

A.B. stays very active. She participates in boot camp five times per week, enjoys being ON the water - rowing, boating, pedal boarding, and beach walking. On land, she enjoys baking and entertaining, and training Peachy Queen in agility classes. She is now involving herself in community activities and the Thrive Community Church.



H. Interview with Longtime Residents, Wilbert (Stu) and Pat Stewart:

Stu was our former publisher of the O-Gram and a previous president of our condominium board, so I was looking forward to visiting Stu and Pat to ask them about their experiences. Stu and Pat grew up in West Virginia and met and married while attending college at Marshall University. Stu joined the Air Force and they were on their way, living in 13 different cities during his 37-year career as a pilot, a base engineer, a Pentagon assignment, and then as liaison to congressional committees and the defense industry. He retired in 1991 as a brigadier general. They moved to Oak Island NC and lived there for 20 years but family in Florida beckoned, so they moved here in May of 2011. Pat and Stu have one daughter, 3 grandchildren, one great grandchild and another due in November!

You can see Pat at the pool, usually 3 times a week, doing a 45-minute water aerobics routine she has done for 30 years which keeps her very fit. Stu has had hip replacements which have limited his activities, but he enjoys reading (charter member of the Charlie Rizzo book club) and is a fan of picture puzzles. They have traveled all over the world especially enjoying European river cruises and have visited all 50 states and the state capitals.

When they were based in D.C., Pat volunteered on the White House Staff reading children's mail to the President during the Bush Sr. and Reagan presidencies. She said she was very busy answering mail when Bush Sr. said he didn't enjoy broccoli (received lots of mail agreeing) and when Barbara Bush's dog Millie had puppies (all the kids wanted one). Pat said Reagan was very kind and down-to-earth.



Last Word: Many thanks to Gerry Boocock for his contributing article to the O-Gram and thanks to A.B. Taylor and Stu and Pat for volunteering for interviews. And as always, many, many thanks to those who serve on the Board and committees.

Many of you attend classes at our Shores Community Center but for those of you who haven't, there are a lot of wonderful activities there such as yoga, aerobics, Zumba, cards, and music lessons to name a few. Stop in and check it out! The City Council also has its meeting chamber on the first floor and the meetings are the 2nd and 4th Tuesdays of each month at 7 PM.

Thank You for your summer beach etiquette: Drying off after leaving the pool and entering the elevators, wearing cover ups after leaving the pool, for closing and tying the umbrellas when leaving the pool area and for rinsing off sandy items and yourself before entering the building.

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