



# O-Gram

January 2018

Volume 4 – No. 1

## OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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**CHECK OUR WEBSITE AT:** [www.OceansGrand.net](http://www.OceansGrand.net)



**MY NEW YEARS RESOLUTION IS TO STOP WRITING  
2017 ON CHECKS AND START WRITING 2018.**

**A. Maintenance Tip – Replace Smoke Detector Batteries.** Some of our residents prefer to replace their smoke detector batteries during National Fire Protection Week which is always the second week of October. We like to change ours on New Years Day and start out the new year with fresh batteries. Whichever you prefer is great, but it is essential to change batteries at least once each year. The alternative is to hear those annoying beeps or an ear-splitting shrill alarm when the batteries “run out of charge.”

**B. January 2018 Events:**

- Monday, January 1-- New Year’s Day. January Condominium Fee due.
- Saturday, January 6 -- Epiphany.
- Monday, January 8 -- College Football Championship Game.
- Thursday, January 11- 4PM – Charlie Rizzo Grand Book Club Meeting.
- Monday, January 15 – Martin Luther King, Jr. Day.
- Tuesday, January 16 – Federal Estimated Income Tax Due.
- Thursday, January 25 – Bobbie Burns Day.
- **Thursday, January 25 - 10 AM – Oceans Grand Owners Association, Inc. Board of Directors Meeting.**

**C. Oceans Grand Financial Status as of October 31, 2017.** Furnished by Director Rick Weiss, Treasurer, OG Board of Directors.

<b>October Monthly Recap &amp; a YTD Financial Up-date for 2017</b>						
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>1,096,821</i>	<i>11,873</i>	<i>1,084,948</i>	<i>(11,873)</i>	
Category	Average Monthly Budget	Current Monthly Actual	Actual Over/(Under) Budget	YTD Budget	YTD Actual	Actual Over/(Under) Budget

<b>Total Operating Expenses</b>	<b>82,286</b>	<b>75,752</b>	<b>(6,534)</b>	<b>905,871</b>	<b>874,888</b>	<b>(30,984)</b>
<b>Cash available at the end of the month – *Saving \$70,000 &amp; Checking \$34,000</b>						<b>\$104,000</b>

### Reserve Amount Status

Opening Balance as of 1/01/17	Annual Contribution	Monthly Contribution	Projected Annual Reserve Expense	YTD Dollars Spent	Closing Assets as of 10/31/17
<b>947,880</b>	<b>189,540</b>	<b>15,795</b>	<b>170,000</b>	<b>132,000</b>	<b>1,002,920</b>
7 mo. insurance Loan to operations <b>\$110,418</b>	Monthly payments	<b>15,774</b>	Balance due	<b>+15,744</b>	<b>1,018,660</b>

- Oceans Grand has miscellaneous income (screen repairs - A/C filter & cage purchases - late payment fees etc.) that are not included in the above recap.
- \*The plan is to cover 2 large annual expenditures (Otis Elevator service contract for \$25,000 / due April 1<sup>st</sup> & the 6 insurance policies for \$130,000 / due May 15<sup>th</sup>) for a projected 2018 total of \$155,000 by making payments into a saving account. The schedule of payments into savings for the balance of 2017 is \$90,500 and starting in January the amount will be \$12,925 per month. This move eliminates the need to borrow money to cover these two annual expenses.
- As of November 30<sup>th</sup> there were 7 unit owners with past due monthly fees totaling \$11,873. Two owners are or more months past due and have received formal notes, three owners are 2 months late and one owner 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](mailto:oceansgrand@outlook.com).

#### D. Some Reminders:

- Auto Wash Facility Hoses. After you finish washing your vehicle, please ensure you turn off the water at the faucet. After doing that, use the nozzle handle to relieve the pressure in the hose. We've experienced hose ruptures because users didn't turn off the water or didn't relieve the pressure.

- Flatten Cardboard Boxes Before Recycling. We've noticed, especially during the recent holidays, that many residents do not flatten cardboard boxes prior to depositing them in the recycling bins. Consequently, the bins were overflowing adding more tasks to our staff. As we have previously advised you, our recycling rates are based on volume rather than weight. It only takes a few minutes to run a sharp blade through the tape on the cartons and then flatten them. Surely that's not too much to ask of our residents.

**E. OGO Board of Directors Meeting.** As shown in Paragraph B, the Oceans Grand Owners Association, Incorporated Board of Directors will convene their first meeting of the new year at 10:00 AM on Thursday, January 25, 2018 in the Social Room. This is an exciting time for the Association.....three new board members, a new president and fresh thoughts and ideas. Watch the bulletin boards for the agenda. If our owners have proposed agenda items, it is appropriate to contact the BOD president or any other board member.

**F. Good Neighbors.** The O-Gram salutes those residents who so aptly decorated the corridors and elevator lobbies during the holiday season. Some decorations were fairly elaborate and other a bit simpler but they all added to the festive appearance of the Oceans Grand. Muchas Gracias, Merci and Danke, good neighbors.

**G. Oceans Grand Holiday Party.** The Social Committee continued their streak of hitting home runs with the fabulous Holiday Party on December 9<sup>th</sup>. With music from the vast

repertoire of Kathy and Gary, delicious food and the showmanship of the inimitable Marge Luciano presiding over the gift thievery exchange, it was one of the best ever. Marge hinted that she was thinking of retiring from her part of the festivities. (*Do you think we'll ever let that happen?*) The sofa pillows seemed to be a big hit during the gift exchange. Kudos to Lois and the Social Committee. We are already looking forward to the next event.

**H. "Unit" Designation / Terminology.** In the December edition of the O-Gram, we discussed what we called our units. We received three suggestions since then; we rejected "pad" and "digs" but are still considering *Residence*. Wonder how the US Postal Service will accept mail addressed to Residence No. \_\_\_? By the letter of the law, the individual components of a condominium are actually "Condominia." ("I live in Condominia Number 999"). That doesn't ring my chimes either. Please continue to give us your thoughts.

**I. Contractor and Vendor Directory.** In the September 2017 issue, we made a pitch for the development of a Contractor and Vendor Directory which would list activities such as carpet installers, cabinetmakers, electricians, plumbers and other crafts and trades recommended by our owners. In the December edition, we listed two activities we felt warranted a listing in the directory. We await your input. Who does your tile work? Which electricians or plumbers do you prefer? Do you Have a favorite cleaning service? Send your suggestions to the O-Gram editor at [stupat1@outlook.com](mailto:stupat1@outlook.com).

**J. Changes to Florida Statutes, Chapter 718 (Florida Condominium Act).** In the December 2017 O-Gram, we discussed some of the differences between Condominium Owners Associations and Homeowners Associations (HOAs). We also discussed the requirement for board members to read the condominium documents or to attend an approved training course for directors. The requirement also addressed the certification that is necessary. In this edition we will summarize the changes in Estoppel Certificate procedures.

- Changes the response time for an estoppel request from 15 days to ten days.
- The Association must designate a person or entity, who may receive the estoppel certificate requests, on its website and include a street or email address.
- Estoppel certificates delivered by hand, registered or certified mail or email must have a 30-day effective period. Those sent by regular mail must have a 35-day effective period.
- The Association may not charge a fee for an amended estoppel certificate.
- The Association waives the right to collect any moneys owed in excess of the amounts set forth in the estoppel certificate.
- The Association may not charge a fee for preparing and delivering an estoppel certificate that is not delivered within ten business days.
- An Estoppel Certificate may be completed by any board member, authorized agent, or authorized representative of the Association. The Estoppel Certificate must contain the information listed below and must be substantially in the form shown in FS, Chapter 718:
  - Date of issuance.
  - Name(s) of the unit owner(s) as reflected in the books and records of the Association.
  - Unit designation and address.
  - Parking space and storage bin numbers as reflected in the books and records of the Association.
  - Attorney's name and contact information if the account is delinquent and has been turned over to an attorney for collection. No fee may be charged for this information.

- Fee for the preparation and delivery of the Estoppel Certificate.
- Name of the requestor.
- Assessment and other information as specified in FS, Chapter 718

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

**K. Really Good News Reminder.** Your Oceans Grand monthly Condominium Maintenance Fee will be the same amount in 2018 as it was in 2017.

**L. Apologies for Late O-Gram.** We extend our apologies for the delay in producing this edition. We always try to have the O-Gram ready for distribution on or about the first of each month. As you note, we are late this month. First, the calendar was uncooperative. December 30<sup>th</sup> being a Saturday, the last day of the month occurring on a Sunday and the following being a holiday. Your editor had a lot of conflicting responsibilities prior to publication day including the necessity to watch several important college basketball and football bowl games. We also lacked input from the Oceans Grand board members and other contributors (other than those who suggested alternative names for “units.” We will earnestly strive to be on time for future editions.

**M. Openings on O-Gram Staff.** We continue to have openings on our staff. We still need contributors; op-eds, features, and other items of interest. If you are interested contact one of the following at [stupat1@outlook.com](mailto:stupat1@outlook.com) or [stupat1@aircraftmail.com](mailto:stupat1@aircraftmail.com).

- Managing Editor – W.T. (“Stu”) Stewart.
- Publisher – W. Stewart.
- Production Manager – W. T. Stewart
- Editor – Stu Stewart

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*“Getting Lucky” means walking into a room and remembering why I’m there.*

**Takuss’-----“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 live, to instill pride of ownership and to ensure our condominium remains a high quality real estate investment. We strive for harmony among our residents.**

**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 386.214.7493**