

Oceans Grand Owners Association, Inc.

Board of Directors Meeting – January 25, 2018

Present: Paula Rizzo, President Shane Payne, A/M
Phil Day, Vice President
Rick Weiss, Treasurer
Jo Stevens, Secretary
Wyc Woodfin, Director at Large

The meeting was called to order at 10:00 A.M. by President, Paula Rizzo who led us in the Pledge of Allegiance. She expressed her delight (and fear) in her appointment as President. After introducing the other officers, Paula told the membership that the board is working well together and working well with our CAM, Shane Payne. She said we are doing the best we can to take care of most of the people in Oceans Grand. It was noted that all officers were present and that the notice requirements for this meeting have been met.

The minutes of the November 7, 2017 board meeting were approved, without being read, after a motion by Director Day and a second by Director Weiss and with all board members being in favor.

Director Weiss gave his budget report and recap of 2017, a copy of which is attached and made a part of these minutes. The report shows we were under budget in operating expenses by \$54,737.00 and had a balance in reserves of \$1,001,040.00 at the end of 2017. Money was saved in every expense category except for utilities. There was an accounting error in 2016 of overstating the pre-paid insurance line item that was not caught in the 2016 auditing process. The impact of this error was that it improved our cash position by an additional \$20,000.00.

In his presentation, Director Weiss stressed that although the year ended with very positive numbers, we will be dealing with major improvements and inflationary adjustments in the coming year. We should not expect to see this level of a reserve balance or expense savings at the end of 2018. President Paula thanked Director Weiss for his work. Director Day asked about insurance and Director Weiss advised that we will be getting three estimates every year to make sure we get the best price for the necessary coverage. The two directors are working together to examine the policies to make sure we have the coverage necessary to protect the

association in the event of a loss. A motion to accept the report was made by Director Day and seconded by Director Woodfin and passed with all board members being in favor.

Community Association Manager, Shane Payne, gave his report which is attached to and made a part of these minutes. He expanded on the problem which has been discovered on the east side of the building with relation to a mechanical joint that has no filler and runs the entire length of our building. He noted that he is negotiating with structural engineers to see what our best course of action is to repair the problem. This could result in a major expense. Some of our other projects are being delayed until we find out what will be involved in this repair. More information will be forthcoming as we know more. He also talked about the replacement of the cooling tower supports which is an item to be approved today and suggested that he is in favor of using galvanized support.

In closing, Shane talked about residents using the handicap spots for extended periods of time and for second cars. He stressed the importance of saving those spots for those residents who have debilitating illness. We are all friends and neighbors and most of us have health issues, some worse than others and most of the people who park in the handicap spots for long periods of time can walk to their cars. There is no legal recourse. We understand if you are having a bad day and you park in a handicap space but if you can walk to Publix and get a gallon of milk, please use your own parking spot and leave those spots for our neighbors who need them. President Paula talked about people who use the handicap spots to park their second vehicle. She said this has been a problem since she became a resident and while the Association cannot do anything to remove those cars, what we can do as a group is identify those people and leave a friendly note on their car. Those notes can stop it and she has done that before and those people have stopped using the second space. It is an ongoing problem and when new residents move in and start doing it, it becomes necessary to say something again. Shane also is not an advocate of more signs because they don't work.

Paula opened the floor to owner comments on Shane's report.

Sandy Magner – Unit 1100, Gary Boocock – Unit 900 and Rich Fittipaldi – Unit 1101 expressed concerns about cars in handicap spaces for long periods of time, using handicap spots for second cars, cars without Oceans Grand stickers, and bicycles in areas other than designated bicycle area. Discussion was had about towing vehicles. Stu Stewart, Past President advised that the towing company in the past had refused to tow a vehicle with handicap sticker. He was also threatened by the police after putting a note on a car.

Comments were made by Bob Robacker – Unit 904 and VJ Sheth – Unit 602 and other owners about the poor condition of the cooling tower supports and using stainless steel instead of galvanized supports. Shane explained that the new galvanized supports, with proper maintenance, will last until the cooling tower needs to be replaced, and at that time we will use stainless steel on the new structure. After the explanation it was agreed that galvanized should be used.

Jerry Friel – Unit 906 – asked if we plan to delay action on the budgeted 2018 projects considering the repairs needed in the garage. Shane replied that all the projects are still in our plan but right now we must take care of the problem in the garage. Director Rick Weiss commented that the budget meeting that was scheduled earlier this week has been postponed. We have three major issues with the structural integrity of the building: The issues with the exterior of the building with cracks and doors, and the coating of the deck to prevent new water from coming in. We need the cost of this project before we can proceed. We are not ready to respond to these issues currently. We have some decisions to make before the end of this quarter. We must determine the best route to proceed. We have met with an attorney who is familiar with these issues and Shane is interviewing Structural Engineers.

The proposal for Spring Isolators for the Cooling Tower was presented. A motion was made by Director Weiss to accept the proposal for using galvanized springs at a cost of \$19,877.00. The motion was seconded by Director Woodfin. Director Weiss asked for input from resident experts and concern was voiced about the difference in cost on the proposal between the galvanized and stainless springs. Director Day suggested that the motion be amended by authorizing Shane to get a further breakdown of the amounts, bring any problem to the board, and go ahead with the project if he is comfortable with the additional information he receives. The motion, as amended, was seconded by Director Woodfin, and passed with all board members being in favor.

Committee Reports:

Lois Helland, Chairperson of the Social Committee gave us the dates for activities this year. Tomorrow is a Meet and Greet between 5 and 7 in the Social Room. Also scheduled is an International Party on Feb 10, St Patrick's Day on March 17, Jimmy Buffet Margaritaville on April 21 (held in the social room and the deck outside the social room), a Potluck on July 4, Labor Day, Octoberfest on October 13 and the Holiday Party on December 8. The schedule will be included in the next OGram and posted in the Social Room. She advised that there are lots of other activities going on regularly such as Mahjong, Cards, Book Club, and Chair Yoga. A list is posted in the elevators.

Director Jo Stevens gave a report on activity of the Exterior Landscape Committee. New plants are now in the planters outside the social room and the committee will soon be planting flowers in the planters on the east side of the building and the entry to the garage. There is a lot of work to do on landscaping and it will take time. Jo asked everyone to be patient with us as we make improvements.

Director Phil Day gave a report on the Communications Committee. He related that he and Stu Stewart are the only members of the committee at this time and asked anyone interested to volunteer. Director Day stated that the OGram is an official tool of Oceans Grand and should be accessible on the web site without a password. Pat Coglin – Unit 1009 expressed concern because of the nature of some of the information included in the OGram, which could be

with the turnout this morning. Director Weiss suggested that with OGram revisions, the information from meetings would be communicated to owners unable to attend.

Sharon Woodfin – Unit 1205 thanked the board for the information disclosed during the meeting from the board and from the questions and answers of owners.

Renee Neely – Unit 2005 asked about donated home gym equipment and why we are allowing it instead of commercial. Paula commented that she had donated a Schwinn Airdyne which belonged to her late husband. She had coordinated with Shane and it was taken to the gym. Shane advised that a Bowflex trainer and a rowing machine were donated. Those items had been requested through survey and were placed in the gym avoiding us purchasing them. Renee commented that the equipment with everything combined results in people waiting to use that equipment whereby individual pieces of equipment would allow multiple people being able to use each one. President Paula commented that although Renee is correct, we are not set up as a 24hour fitness center. Director Day stated that the wellness center is a top priority of his and he thinks the current universal equipment results in too much waiting since it can only be used by one person at a time. He hopes that sometime in the future a proposal is submitted to the Budget Committee which will contain a request for another option, such as a “multi-person use station universal-type” equipment which would provide more options than the existing universal, which should be kept. Roseanne Fittipaldi commented that a piece of pilates equipment was removed a few years ago because it could not be insured since it was donated. Shane advised that donated equipment could not be insured for replacement if destroyed but is not a liability issue. That piece of equipment could have remained for those who enjoyed it. Renee added that the new donated bowflex is part of a recall and Shane replied that owners are concerned should refrain from using it while we decide whether to keep it or not.

The meeting adjourned at 11:43am.

Respectfully submitted,

Jo Stevens
Jo Stevens, Secretary

Management Report 1-25-18

We recently repaired our mechanical joints on the top parking deck which was supposed to greatly reduce the amount of water pouring into the garage. Although the application did work for the areas repaired it was found that we had a greater issue to look at when the water was still pouring in while raining. We consulted with a contractor and structural engineer and found that there was another mechanical joint that had no filler at all right under the east wall of the building. Being told it was an architectural flaw in the design I am now negotiating with structural engineers to see what our best course of action is to begin the repair. Some of you have noticed some of the concrete deteriorating and cracking in the garage and I have been told it was from the flawed design and that the building is crushing part of the parking deck and the running water isn't helping matters. That is all

the information I have to share at this point on the matter and will give updates as we move forward, and I receive them.

In other news we have just made some great progress with the pool area and have replaced the pumps and filters so that everything is running great. We will be looking at doing some improvements to the landscaping in this area closer to spring time.

S.T.S.I. our contracted HVAC company has just completed a walk-through repair and replace of the entire contracted equipment. My goal is to minimize the number of times we have issues with the common area A.C. as we get closer to the hot months. In addition, I am recommending that we move forward with the replacement of the cooling tower supports. This will mean that the cooling tower will be offline for a couple of days so that they can lift the tower and make the necessary repairs.

Finally, I would like to address that I have had several complaints and unpleasant conversations regarding some of the owners continued abuse and complete disregard for others who are treating the handicapped parking as there own parking spot and or second car parking. I understand that people are older and have health issues but believe me you are not alone and there is really no justification of hoarding these spots and being blatantly rude to your neighbors and friends. There is no way for me to fix this problem on my own it is up to you folks to be neighborly and share these reserved spots. Although the garage can look intimidating at times a walk to the car isn't as far as it seems, no more than to check the mail and back.

Shane Payne, C.A.M