



O-Gram

February 2018

Volume 4 – No. 2

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

EMAIL: oceansgrand@outlook.com

CHECK OUR WEBSITE AT: www.OceansGrand.net

A. Maintenance Tip – Home Appliances. All of us have appliances such as washers, dryers, refrigerators, dishwashers, ranges, microwaves and, probably, many small appliances. All of them require some type of maintenance. Some refrigerators require water filter changes for the icemaker. Dryers require lint filter cleaning. Supply hoses for your washing machine must be inspected and the connection washers changed periodically. You probably have several thousands of dollars invested in your home appliances. Maintain them. The user manual/instructions that came with the devices is the best starting point to determine maintenance requirements.

B. February 2018 Events:

- ***Thursday, February 1st– Condo fee due.***
- Friday, February 2nd– Groundhog Day.
- Sunday, February 4th– Super Bowl LII.
- ***Tuesday, February 6th—Quarterly Pest Control Service by Massey Pest Control.***
- Thursday, February 8th– Charlie Rizzo Grand Book Club Meeting (4:00 PM).
- Friday, February 9th through Sunday, February 25th– Winter Olympics.
- Saturday, February 10th—Oceans Grand International Pot Luck Dinner.
- Tuesday, February 13th–Fat Tuesday (Shrove Tuesday); Mardi Gras begins.
- Wednesday, February 14th–Ash Wednesday.
- Wednesday, February 14th–St. Valentine’s Day
- Friday, February 16th—Chinese New Year (Year of the Dog).
- Sunday, February 18th—Daytona 500.
- Monday, February 19th—President’s Day.

C. Oceans Grand Financial Status. Treasurer Rick Weiss provided a separate and detailed report which was distributed earlier via email.

D. “Meet and Greet” Social Function. The January 26th function was a huge success, well-planned and organized and very well attended. It is quite evident that Oceans Granders like to chat, graze on snacks and do some imbibing. It’s a simple formula; remove most of the chairs, set up a table where snacks can be placed, invite the owner members to bring a beverage of their choice and open the doors. Voila, the function then becomes a ***MINGLE.***

E. OGOAO Board of Directors Meeting. The first open meeting of the new Board of Directors was held on January 25th. All five board members were in attendance and there was a sizeable number of owner members who participated. There were lively discussions about some serious structural issues where the parking deck and the building connect. The

Association Manager reported that about everything connected with the swimming pool, including pumps has been replaced recently. The rooftop cooling tower supports will be replaced soon. There were several member owners who expressed concern about the misuse of handicapped parking spaces. Residents are reminded that it is contrary to common decency to utilize a handicapped space to park a second vehicle in the garage or to leave vehicles in a space for a long period of time. Misuse of the Loading/Unloading spaces was also discussed. Residents who violate the time limits should not be surprised if their vehicles are towed. Committee reports were presented by the chairs of the Communications and Landscaping Committees. Director Day, chair of the Communications Committee will recommend in a future meeting that the O-Gram be designated as an official publication of the Oceans Grand Owners Association, Inc.

The O-Gram reminds all owners that it is good policy to attend meetings of the Board of Directors. You can hear and participate in the discussions on important issues affecting the Oceans Grand.

F. Fitness Center and the Influenza Threat. Users of the Fitness Center are reminded of the absolute necessity to thoroughly wipe down the exercise equipment BEFORE and AFTER use. The flu bug is getting dangerous especially to those of us who are becoming, shall we say, more senior.

G. Mary Clemmons Explains Her Physical Problem at the Meet and Greet Function.
Thanks to everyone who displayed their love, patience and remarkable assistance at my time of need last Friday. I sincerely apologize for putting a damper on the evening. I can attest that I am not usually a party pooper. I was whisked away to the hospital and was diagnosed with dehydration. I was held over for 24 hours in the ER because my blood work was abnormal. IV fluids fixed mostly everything. Dehydration, it seems, can surely sneak up on us. I did not recognize that I had not been drinking enough fluids, particularly water, over a period of a few days. I also recognize that I do not feel thirsty like I did when I was younger. My friends, DRINK WATER! (a long with your wine, of course). Thanks again to everyone.....*Mary*

H. Good Neighbors. The table in the 5th Floor elevator lobby has an artificial floral display. One of the residents on the floor adds colorful blossoms which brighten up the display and adds a cheerful touch. We are told that other floors also have anonymous persons who add some panache to the arrangement. Dank u and Merci Beaucoup, Good Neighbors.

I. Social Committee Releases List of Social Functions for 2018. At the Board of Directors meeting on January 25th, the Social Committee listed their planned functions for the remainder of 2018:

- February 10th - International Pot Luck Dinner.
- March 17th - Saint Patrick's Day.
- April 21st - Jimmy Buffett Deck Party.
- July 4th - Happy Birthday, USA Dinner (Pot Luck).
- September 3rd - Labor Day Dinner (Pot Luck).
- October 13th - Der Oktoberfest.
- December 8th - Holiday Party and Gift Thievery Exchange.

J. “Unit” Designation / Terminology. We continue the discussion on what to call our condominium or residence. Former director Debbie Searcy weighed in with her thoughts. Debbie said she just wanted to add her two-cents worth to the conversation on terminology for our “condominia.” In the original Declaration of Condominium documents, each individual residence was defined as “Unit”. This term was found in the DEFINITIONS of the document and was carried forward throughout the document as “Unit”. Personally, she states, I don’t have a problem with it, as we are each a unit that forms part of a whole thing (Merriam-Webster), forming The Oceans Grand. The Editor understands Debbie’s position but still thinks there should be a better term. “Unit” reminds him of a “Unit of Measure” such as inch or meter, ounce or kilogram. The term “unit” is also used for military organizations. One of our owners says it reminds her of a storage unit. The Editor is still leaning towards “Residence.” Please continue to give us your thoughts.

K. Chair Yoga / 15-Minute Workout. *By Jo Stevens.*



You are invited to attend the chair yoga and/or 15-minute workout classes which are held in the social room on Monday, Wednesday, and Friday mornings. The chair yoga class begins at 9am and lasts 30 minutes. Yoga is an excellent way for us “older folks” to maintain or regain the flexibility and strength that we naturally lose during the aging process. The chair yoga is followed by a 15-minute one mile, low impact workout. Both classes are on DVD. Some of our residents attend both classes and some attend one or the other. Residents and guests are welcome. Need more information? Contact me at PonceBuddy@aol.com or 386-843-2401. Jo Stevens - Apt 1002.

L. 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. We have received two more responses in January:

1. Hi Stu,

In the recent O-gram a paragraph asked about contractors who would be recommended. We recently had our living room/dining room carpet stretched and cleaned and our sectional cleaned. We found Oceanside Carpet Cleaning very responsive and accommodating. They were reasonably priced and polite and did an excellent job. They are located in New Smyrna Beach. Their business card is attached. We had called a couple of other carpet businesses who did not respond back to us. Oceanside was responsive and scheduled service within days. Highly recommended.

Thanks,

Cindy and Henry Soloway



2102

2. New Smyrna Beach Tile & Marble, Inc. did great work on my leaking shower floor. They removed the old floor, found the leak, replaced the liner and retiled the floor and the first two feet up on the sides. Did GREAT work and were reasonable. Clyde Terwilliger is the owner and principal operator.....Gerry Boocock

These firms will be added to our planned directory which we will publish in the next few months. We ask our readers to submit more suggestions.

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

1. The amendment requires condominium associations to increase access to records by owners. It adds additional records requirements and requires them to be available for owner review. Records that must be maintained as part of the association’s official records include bids for materials, equipment and services. The Association must permit renters to inspect the association’s bylaws and make copies of them. The association must make an annual report to the State of Florida Department of Business and Professional Regulation listing the financial institutions at which accounts are maintained. Owners must be allowed to obtain a copy of the report. Owners must be allowed to give notice to the Division of Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation that an association has failed to mail or hand deliver to the owner a copy of the most recent financial statement after a request has been made.

2. The statute contains provision changes that stemmed from a need to prohibit self-dealing by board members and to circumvent election fraud. The changes define activities that are potentially detrimental to owners of condominiums.

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.

There was this person who emailed ten puns to friends with the hope that at least one pun would make them laugh. No pun in ten did.

Do widzenia-----“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.

