

Annual Meeting Review

The Ocean Sands Condominium Association held its annual meeting on Saturday, January 28, 2012. 71 owners attended the meeting. We would like to encourage all owners to attend next year's meeting. It's quite an experience and everyone's ideas are appreciated.

- ❖ The installation of pavers has been completed. Take a look at the pictures on the Ocean Sands website http://www.oceansandscondo.com/photo_gallery/photo_gallery_2.htm to see the before and after effects. It is a great improvement and gives the two towers a visual connection.
- ❖ While the pavers were being installed, the incoming waterlines were replaced and sewer lines cleaned and improved. This is an unseen improvement that will make a difference.
- ❖ The spa drain project was completed and fencing installed.
- ❖ 13 units were sold in 2011 and there are 23 new owners for you to welcome. It's nice to know that Ocean Sands is a popular complex.
- ❖ Two new fences are going up around the pool/spa for added security. The Gulf side fencing will be 6ft tall and the fencing on the street side will be 4ft tall. The design and look of the fencing will be similar to what is currently around the pool area.
- ❖ The pool is going to be closed for tile and coping maintenance February 13 & 14 this is only a minimal repair. The full replacement repair will occur in the fall. Check the website for exact dates.
- ❖ 4 condos in Tower I experienced flooding as a result of a faulty fire sprinkler head. The sprinkler heads have been checked in all the units and some will be replaced. Owners will be notified about the need of replacements in their units. The Board stressed that the sprinkler heads are not to be painted.
- ❖ Owners asked once again about cleaning the hallways/walkways. The hallways/walkways are getting scuffed and worn. The Board said they are looking into ideas for resurfacing and will address that problem as soon as possible. They will take into consideration the need to minimally disrupt any access to your units.
- ❖ The Board is looking into the feasibility of individual water meters for each unit.
- ❖ An owner requested that The Board provide better communication with owners. He felt that there were many projects planned and completed that were never shared with owners. Our Board member/Treasurer, Cliff Newman manages our website and encouraged everyone to visit the site since information is posted and updated. It was suggested that an update of the annual meeting be emailed to owners to inform them of the discussions at the meeting. The Board is completing this task.
- ❖ The new monthly fee coupons have been emailed to owners. The fee was increased \$41 for the two-bedroom units, \$32 for the one-bedroom units, and \$18 for the studio units. The increase is the first in 3 years and covers the reserve fund needs. The elevator doors and parts replacement will be needed within the next 5 years. The reserve funds in the budget cover the projected financial needs for the elevators, paving, painting, and roof repairs in both towers. The reserves are based on each of these major expenses, the projected repair needs and the length of time between replacements and repairs.
- ❖ Owners in Tower II complained about the problems with the elevators in their tower. The Board explained that they are trying to determine if all the maintenance has been completed, the problems with age of the equipment, the scarcity of parts, and the real problem of salt water. This is an ongoing problem that The Board is concerned about and trying to remedy.

- ❖ The Board is looking into new way to enhance security in the buildings and common areas. It seems that just about everyone in Florida has our “secret” door code.
- ❖ Owners are encouraged to check and replace old, faulty water heaters in order to prevent any flooding mishaps. It is also suggested that the water shut-off valves be turned off if the units will be empty for an extended amount of time. The shut-off valves can be found next to the water heater in the utility closet.
- ❖ It was suggested that owners should have someone check on the unit if vacant for long periods of time.
- ❖ There is a list of suggestions for owners to use when closing a unit for an extended amount of time that can be found on the website http://www.oceansandscondo.com/link_files/Ownerstips.pdf
- ❖ An owner asked about the rusting doors in some units and whose responsibility it is to paint the doors. It is a concerned not only because of appearance but also for resale of units. Owners are responsible for painting and repairs of their own front doors. Everyone is encouraged to keep up with annual painting and repairs. Paint for the doors is available from the Maintenance Staff bring an empty container.
- ❖ An owner asked about pricing out solar energy to heat the pool. She thought that a condo group in Redington Beach is using solar energy and has found a cost savings. One of the bonuses of solar heating is that it eliminates the need to cover the pool or hot tub which would allow owners and guests to have access to the pool area earlier in the mornings. We currently have a geothermal heat pump that has keep the pool a perfect temperature but we do need to have the pool and spa covered to retain heat during the nights and cold weather. The Board will look into options.
- ❖ An owner asked to have the shuffleboard game repainted on the Tower II deck. The Board will have this task completed.
- ❖ An owner asked to have a bulletin/notice board installed in each building’s lobby for owners and guests to use to announce games, parties, and activities.

Annual Meeting Financial Notes

- ❖ A full audit required by Florida statute will be done in February 2012 for Fiscal Year 1/31/12.
- ❖ **The 2012-13 Budget** has been drawn up with the goals and objectives of Ocean Sands Condominium Association and is based on certain assumptions and estimates that may or may not occur.
- ❖ **Revenue** is collected from maintenance fees, rental fees, and roof rent and is approved at \$926,735.
- ❖ **Expenses** are generated from administrative, repairs & maintenance and utilities and are approved at \$841,999.
- ❖ **Reserves Fund** for the projected financial needs of the elevators, paving, painting, and roof repairs in both towers are based on each of these major expenses, the projected repair needs and the length of time between replacements and repairs and is approved for \$84,736.
- ❖ An increase in monthly Maintenance Fees will begin in February 2012 for \$41 for a two-bedroom, \$32 for a one-bedroom, \$18 for a studio was approved.

Action Items - All dates are estimated to the best of our ability

- ❖ Audit of financial records of the association To be completed in February 2012
- ❖ Fencing around pool/spa area To be completed by September 2012
- ❖ Landscaping around front doors Estimates now completed by October 2012
- ❖ Tile repair and coping around pool To be completed by October 2012
- ❖ Pavers sealed around pool To be completed by July 2012
- ❖ Sprinkler heads replaced in specific units To be determined
- ❖ Paint shuffle board Tower II To be completed by March 2012
- ❖ Bulletin Boards in lobbies To be completed by March 2012
- ❖ Elevator repairs Ongoing
- ❖ Walkway resurfaced research Begun research
- ❖ Solar Heating research Begun 1/26/12 - present at 2013 meeting

2012 Board Members

President	Andy Thierry
1 st Vice President	Nancy Chapman
2 nd Vice President	Mike Arndt
Treasurer	Cliff Newman
Secretary	Ken Koster

Office Manager

Erica Clark (727)391-0944 Office

Email oceansands@tampabay.rr.com

Owner Contact Update

- ❖ Please update your contact information. Keep your information current so that you can be reached in case of emergency. Changes in email addresses and phone numbers should sent to our office as soon as possible. <http://www.oceansandscondo.com> click on Contact link on left side of page.
- ❖ The office should have a key to your unit. Please give us a new key if locks are changed.