

The

# wave

A Publication of the

## Oceans Eight Condominium Association

**WE  
WELCOME  
NEW  
OWNERS**

During the last few months a number of new owners purchased condos in Oceans Eight, and the Board welcomes you to beachside living. Whether you will reside here, vacation here, or use the property for rental income, it is almost certain that you purchased because of the quality, beauty, and amenities associated with Oceans Eight.

Since there are no official welcoming procedures, some new owners might find the transition to condo life a little perplexing, but the maintenance staff of Dan, Jim, and, Mike are well versed in all of the little nuances of the building and can answer questions pertaining to the workings of the building in general, and there is none better than Rachael in the office. Rachael can give you all kinds of condo information saving you time and trouble.

Asking condo questions of your elevator companions

*continued on back*

## BOARD BUYS NEW PARKING PERMITS

At the Board meeting held on August 19, the members voted to purchase new garage parking permits. Board members cited numerous reasons for the change, but the difficulty of managing the 5-year-old plastic tag system was primary. As per owners' requests, the new tags will not have "Oceans Eight" printed on them nor will they be hanging tags. The new tag should be placed on the driver's side corner of the windshield viewable from outside the vehicle. The tag can be removed and reapplied if necessary. The number on the tag will correspond to the unit number of the owner. This will facilitate the garage validation procedures for staff and the Board.

The management company will be contacting the owners by mail before the new system begins its operation and provide the details and logistics for



procuring a new parking permit.

Because of the unassigned parking in the garage the area is subject to vehicles without parking permits or invalid permits procured through all kinds of devious methods. For that reason the garage is regularly checked by the staff during the day and volunteer owners check for validation during the night time hours. Usually, but not of necessity, the Board will give the owner of the illegally parked vehicle a warning to move the vehicle and that usually suffices; however, the management company, with direction of the

Board, has had to tow numerous vehicles over the years and will continue to do so. The new parking permits will ease the Board's charge somewhat in maintaining the integrity of the garage.

## RESERVE STUDY TO BE DONE

The Board, at its August meeting, voted to hire GAB Robins, the largest construction valuation provider in the southeast to conduct a reserve study. The Lake Mary company will conduct an evaluation of the Oceans Eight facility to help budgetary planning in this 13-year old building. A properly funded reserve saves the unit owner from a substantial and sometimes catastrophic assessment in case of a major overhaul.

State law mandates that a Board fund a reserve account for the painting of the building, roof resurfacing, and paving and resurfacing of the concrete areas. The Oceans Eight Board has traditionally funded additional reserve accounts for the indoor and outdoor pools, mechanical and electrical systems, and furnishings and beautification.

According to GAB Robins, "A reserve study has two primary analyses: the physical analysis and the financial analysis. The physical analysis consists of a component study that identifies the major replacement or repair components of a property, their estimated costs and their estimated useful and remaining lives. The financial analysis is a funding study that incorporates information from the component study into a budget plan to fund the anticipated future expenditures."

This study will give the Board an estimate on the remaining useful life and current replacement cost for each of the components identified and will estimate the funding reserve needed to replace the items in the future.

# MESSAGE FROM THE PRESIDENT

I want to thank all of you for the opportunity of being your President in 2009. It started out a little rough with some Board Members walking out, but we ended up with a great Board that works together for the betterment of Oceans Eight.

I want to thank all the Board Members, Tina Morbitzer, (our community association manager), all Oceans Eight committees, and our staff, for doing a great job keeping Oceans Eight the premier building on the Florida Peninsula.

Savings accomplished from January 2009 to July 2009.

A) Vendor estimate received for cleaning windows, first floor, (Social Room, Indoor Pool, and Exercise Room) was \$4,500. Tina purchased a chemical for \$76.00, and our staff cleaned the windows.

B. Vendor estimate to clean the trash chute was \$1,800. Our staff cleaned the trash chute.

C) Vendor estimate to maintain towers on the roof. (Per Month \$450). Our maintenance staff will include this as part of their work schedule.

D) We lose water due to evaporation from the towers on the roof when the fans are running to cool the water. We installed a \$400 water meter on the roof, and Daytona Beach Shores gave us a credit of \$1,700. (from the end of April to July) We are only charged for water used. (Water that evaporated was charged to the sewer bill). I would like to thank Stan Piotrowski for helping on this issue.

E) Changing the wattage of the lights and adding Solar-X to our first floor windows, according to Gord Ainslie our kw hours consumption is down 4.4% less than last year. for a savings of \$2,400.

Contractor, Flores-Hager caulked the north side of our building to the west wall. This should stop water from running into our garage. Next week he will be working on our loading dock to lower the drains and replace cracked concrete.

Regards,

*Frank Youngbar*

## IN AND AROUND THE BUILDING

Maintenance is presently refurbishing and painting the outside walkway doors in each unit. It is an extensive process but the doors do look fine when finished. All doors from the 21st floor through the 11th have been completed.

Board will provide security over the Labor Day weekend in the outdoor areas around the pool deck and parking areas to prevent mischief and vandalism.

Most of the walkways between the units and the elevator lobbies have been repainted and that process will be ongoing.

Work continues on the parking decks and loading areas as parts are being

resealed to prevent water intrusion into the garage.

The Board approved a project to replace the parabolic ceiling tiles in the indoor pool and spa area and that work should be complete during the early fall.

Mail room has been recently refurbished with a new coat of paint and table. Library has been moved to the Social Room.

The City of Daytona Beach Shores is currently issuing hurricane passes to residents, property owners and business owners and their essential personnel. The

passes issued this year will be permanent and will no longer require annual replacement. Hurricane passes can be obtained at the Daytona Beach Shores City Hall, 2990 S. Atlantic Ave. or the Daytona Beach Shores Department of Public Safety, 3050 S. Atlantic Ave. Proof of residency or ownership is required. Passes are available for pickup Monday - Friday 8 am - 4 PM.

If there are enough residents interested, Daytona Beach Shores will offer flu shots here at Oceans Eight. Sign up in the office.

Daytona Beach Shores Cultural and Entertainment Council has scheduled an "End of Summer" party at Crabby Joe's on the Sunglow Pier for September 11. There will be food and music at the 6-9 Friday night affair. Check the bulletin board for details.

## WELCOME

*from front page*

can also provide relief from either the eerie silence or the requisite weather related queries.

For the owners who plan to rent, remember that Oceans Eight has a three month rental policy that is strictly enforced. This policy is to protect the unit owners from the constant move-in move-out hassle that shorter term rentals generate with the ensuing demand on the amenities which were never intended for hotel demand usage.

Oceans Eight welcomes pets under 20 pounds per unit, but please carry your pets while in both the front lobby and in the elevators.

It is very important to schedule outside deliveries with the office so that the elevator can be padded and locked out if necessary. Unscheduled deliveries will be turned away.

Deliveries can be made Monday through Friday between 8:30 and 4.



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