

The Wave

A Publication of the

Oceans Eight Condominium Association

MEDIATION WILL CONTINUE IN SEPTEMBER

The first round of mediation between Oceans Eight condominium Association, Inc. and Bellemead Development Corporation took place on Tuesday and Wednesday, August 6 and 7 at Oceans Eight.

Representing Oceans Eight at the mediation table were Betty Townsend, Secretary, Trudy Shoemaker, Treasurer, Ernest Georgi and Marianne Bachstein. Harry Carls and Patrick Howell from Taylor and Carls acted as

legal counsel and Robert Fitzpatrick from United Engineering acted as engineering expert for Oceans Eight.

Representing Bellemead Development Corporation were John Collins and Tony Uanino. LaRue Williams of Kinsey, Vincent & Pyle was legal counsel for Bellemead Development Corporation.

The presiding mediator was Mr. Lawrence M. Watson, Jr. of Upchurch, Watson, White & Max.

At the end of the August 7 session, it was decided to meet again on September 4. This second meeting is being held in order to have additional testing completed so items still on the table can be resolved.

Due to the confidential nature of the mediation, it is not possible to give details of the meetings at this time.

If mediation fails, trial is scheduled to begin November 4 running for a two-week period ending November 15.

WORKING ON PARADISE!

The people living in Oceans Eight live in a beautiful building on the world's most famous beach. Owners get to enjoy beautiful views and the amenities of living at the seaside every day. How fortunate we are!

Paradise? Not always. Things are not always perfect; and in the recent past some things at Oceans Eight have been much less than perfect. While contributing reasons can be listed, what owners are looking for is a building that is clean and attractive. Owners deserve just that. And we have managed to provide that with a crew of workers who came in to put Oceans Eight in satisfactory order.

A crew was necessary because the housekeeping employees kept dropping by the wayside as fast as they were employed. In addition, beginning in May, it was decided to drop the fourth maintenance person in order to improve cash flow. Of course, that cut the maintenance staff by twenty-five percent. The Board hopes that a fourth maintenance employee can be hired in the near future.

The goal of the board is to give the owners a building of which they can be proud. We will do all in our power to achieve that goal within the confines of our budget.

ONE PROBLEM FINALLY RESOLVED

Several owners on the south side have had air conditioner problems for several years. Many professionals have cleaned A/C pipes, filters and hoses. In some cases, units were changed. Problems persisted without finding the cause or solution.

Resident and Board member Tom Mehegan suggested that there might be blockage inside the water pipes that flow from the water towers on the roof to the basement, and back up to the roof. On August 12, the south side tower was shut down; Tom and a commercial A/C specialist looked at the pipes. There were pieces of steel mesh floating through the water. Apparently these have been there since early construction times as one owner has had problems for four years. There were pieces of the steel

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MESSAGE FROM THE PRESIDENT

Budgets are peculiar things. Each October our budget Committee estimates the costs of the usual things that affect the Association. And during the year, the board tries to spend no more than the estimates. When we spend more on insurance and legal fees we must spend less on Repair and Maintenance of the Building or Payroll Expenses. It is a never-ending battle. This year no one expected the insurance to increase by 30 percent or legal fees to increase. (We hoped the lawsuit

would have concluded in January 2002.)

Even though we increased our monthly assessment from July to December to accommodate increased legal and engineering fees associated with the Bellemead lawsuit, we are still operating with a reduced staff. And this means that all the "cleaning" does not get done.

Mediation is another process. It is not over, but will continue in September.

It is about time for owners to

consider board elections. We need owners on the board who will continue to focus on the long-term health of the building and will listen to others as they decide what has to be done. An autocracy is not our form of management. So even though the pay is zero and there are no perks, please help the Association. Volunteer to run for the board.

Feel free to call me anytime at (386) 304-4704.

Al Irwin

FYI

Painting the door jamb is the owner's responsibility. The paint to use for the door jamb is Coronado Paint in white. An epoxy is mixed into the paint to help prevent rust. Southern Paint is the vendor for the paint.

Brown & Brown brokered the insurance for our building.

Each individual owner needs to carry an insurance policy on the contents of his/her unit. The insurance carried by Oceans Eight will not cover the contents of your unit.

Tie all bags headed for the trash chute, and remember -- NO GLASS in the chute.

Glass is dangerous if it is thrown down the trash chute. All glass should be taken to the recycle dumpster in the garage. When glass is thrown down the trash chute, even though it is wrapped in a plastic bag, it shatters on impact. If one of our maintenance staff is in the trash room changing out the dumpster, that staff member could get seriously injured from the shattered glass. The door to the trash room is open when the dumpster is being changed. In that case the shattering glass could reach as far as the automobiles parked in the first row causing damage to these vehicles. Please take all glass to the garage for disposal.

Have you noticed the **new umbrellas** on the pool deck? In order to prolong the life of the umbrellas, we ask that residents close and tie the umbrellas when they leave the pool deck for the day. Monday through Friday, our maintenance staff put the umbrellas away before clocking out for the day. However, on the weekends the maintenance staff leaves too early to do this task. Your cooperation in closing and tying the umbrellas would be appreciated.

KEY AS A HANDLE? NYET!

Do you use your common area key as a door handle? Many times people use this key as a door handle to open the door when their hands are full. Think about that for a moment. The doors are very heavy and the key is not that strong. Think about what happens to the lock itself as one pulls on the key to open the door. The lock is being pulled out of position. Think about what happens to the key when one pulls on the key to open the door—the key gets bent slightly. Damage to the locks and key is inevitable.

In addition, someone regularly puts graphite in the locks. We assume that an owner is trying to help keep the locks in working condition. However, graphite damages our locks. It is not the proper lubricant. We must again call the locksmith to repair/replace the lock.

Do we need a new system? That is something that will need to be investigated. In the meantime, can we all try to open common area doors with the door handles instead using the common area key as a door handle? Please let the staff lubricate the locks and report problem locks to the office.

PROBLEM SOLVED

cont.

mesh and electrical or plastic tape restricting the water flow in the intake. This caused a lack of water pressure, permitting the A/C system to shut down.

With the tower shut down, the pipes were flushed and all residues removed.

Our compliments to Tom for solving the problem.

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