

Oceans Grand Owners Association, Inc.
2 Oceans West Boulevard Daytona Beach Shores, FL 32118
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www.oceansgrand.net

Frequently Asked Questions 2017

Q. What are my voting rights in the Condominium Association?

A. Each unit owner whose name is on the deed has the right to cast 1 vote at any meeting of members.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: No

Q. What restrictions exist in the condominium documents on my right to use my unit?

A. When a unit owner is absent, the property manager must be advised before permitting a close friend or family member of occupancy. Have your guest's sign in at the podium in the Lobby across from the office. The owner must insure the arrangement is gratis and be limited on one family. Identify the head of household with insurance the rules have been distributed. No pets are allowed with your guest's. We intend to monitor these activities to prevent circumvention of our one-month minimum rental policy.

Q. What restrictions exist in the condominium document on leasing of my unit?

A. One month minimum is strictly enforced. A copy of the lease must be on file in the office.

Q. How much is the monthly maintenance fees, what do the maintenance fee payment include and when are they due?

A-08= \$459.94 / B-01, 02,04,05=\$489.46 / C-07,09=\$459.09 / D-00,06=\$651.39 / E-03=\$624.40 / F-1-01=\$626.94. The fees are due on the 1st of each month-made payable to Oceans Grand. Morbitzer Communities the Bookkeeper's must be contacted to set you up with B.B.&T. to activate your account for payment and your coupon book. Please call Morbitzer to be activated at 386.304.6161. Maintenance fees pay to maintain the common areas of the building. Pool maintenance & repairs, pool propane heating, janitorial, elevators, water, sewer, waste management, pest control, fire alarm service, sprinkler system service, common area air conditioning & electric, bookkeeping, taxes, licenses, office expenses, administration, basic cable, insurance, Selcom alarm monitoring, generator, exercise equipment service, garage entry gate and all necessary repairs to the building.

Q. What is my parking number and how many cars am I allowed in the garage?

A. Your space number is on the deed to your unit along with the storage cage number.

Q. Does the building insurance cover inside my unit?

A. No --you are responsible for all coverage inside the unit. The office must have a key to gain access in case of emergency.

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS