

---

# **Property Manager Report**

## **April 28th, 2024**

---

**April 28th 2024**

---

**Sea Coast Condominium**  
**Authored by: John Denton**

---

## **Overall**

Jeep Beach is here in Daytona Beach, but not much impact here.

Sea Turtle season starts on May 1<sup>st</sup> and we are preparing accordingly.

A relatively quiet week, although noticeable progress is being made on the boardwalk area with palm trees planted.

The Beach Steps and the drainage field are completed and the remaining work on pavers, landscaping and returning the property to its most beautiful state will be completed by mid-May.

Currently 5 Units are still for sale (111,210, 203, 204 & 517) which will hopefully attract new owners to the condominium, 412 has an offer pending.

We now have some space to catch up with projects and other associated tasks.

## **Financials**

The audit is now underway with Michalak & associates and should be completed in the next two weeks.

April results will be updated next week.

## **OPERATIONS**

### **Administration**

Attended webinars regarding Association Management and will be closely looking for updates now that the Florida Legislative session has ended.

### **Maintenance**

---

Ongoing issues with the North elevator, Elcon have been here a couple of times to address.  
Laundry machines are again having issues and we are waiting for a service call.  
Pool heating will be discontinued this week.  
The trash chutes covers on the 1<sup>st</sup> floor will be replaced by the end of the month.  
Ventilation grills are being installed in the laundry and storage rooms.

### **Housekeeping**

Housekeeping teams are performing to expectations.  
We are considering options for laundry suppliers.

### **Landscaping**

Cunninghams have been on site and will be continuing this week.

### **Security and Safety**

Guards have been confirmed for Memorial Day weekend to assist in maintaining the integrity of the property.  
We have further improved the fencing, preventing access to the beach and the beach steps.

### **Communication**

Currently confirming with Owners their status regarding rental operations and periods retained for their own use in 2024/25.

## **RENTAL OPERATIONS**

New Rental Agreements have been forwarded to Owners who rent and advised of the new enforcement of the RSF requirements.

