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# **Property Manager Report**

## **April 7th, 2024**

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

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## **Overall**

Easter has passed and April Fools' Day with no negative incidents.

Spring Break is ongoing but with little visible impact here.

Beach Steps are completed and next week will see the completion of the drainage field. 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.

Most Winter renters have left providing some space to catch up with projects and other associated tasks.

We had the Replacement Value insurance estimate completed by Expert Services. Discussion on the SIRS took place and Conrad Necrason is obtaining warranties on the existing roof and building structure and painting.

New Buyer paperwork has been reviewed and updated.

## **Financials**

Audit is now underway, and I have had an initial interaction with the auditor to be followed up next week.

1<sup>st</sup> quarter financials are attached.

## **OPERATIONS**

### **Administration**

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

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Still awaiting decisions on laundry supplier and Elevator maintenance contracts.  
My understanding is that Doug Shaw has withdrawn his objections to ACF payments by Owners  
and we need a decision confirming the availability of this payment method.  
I would like the BOD to consider electronic voting in preparation for the Annual Meeting.  
Becker are now retained as the Association attorneys.  
Request from Owner of 104 for documents is being addressed.

### **Maintenance**

There are many projects ongoing, but there will be increased need and urgency for completion as  
the restoration of the boardwalk and associated areas are completed.  
The trash chutes will probably need replacing to comply with Fire Department regulations.

### **Housekeeping**

Housekeeping teams are performing to expectations.

### **Landscaping**

This will need to be an urgent focus as soon as the work on the Sea Wall is completed.

### **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.

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## **RENTAL OPERATIONS**

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

I would ask for a Rental Board meeting to be convened to address several issues :

Rates

Marketing

Website

Cleaning fees

Shorter term rentals.