
Property Manager Report

August 11th, 2024

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Sea Coast Condominium
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Overall

A quiet week here at Sea Coast
Sea Turtle nesting season is here, and we are following code ordinances awaiting an inspection
for compliance.

Hurricane Preparations are in place as the season is here
Property looking good with some items to be finalized over the next few weeks, including the
fencing, parking lot and some landscaping.

Currently 6 Units are still for sale (118, 203, 204, 210, 503 & 517), with 111 being taken off the
market due to no interest at this time.

Notices have been sent out for the Annual Meeting and Electronic voting with some returns
coming in.

Reminders sent appropriately before the August 12th deadline for Board nominations.

Financials

Engagement letters have been signed with the Auditor and I will be providing any information
they require.

August financials sent to President and Treasurer.

OPERATIONS

Administration

Attended several webinars regarding Association Management and shared with the BOD.

Maintenance

An ad on Indeed generated many responses and these are being reviewed too get a shortlist of
candidates for interview.

Several pool companies have been approached for estimates on resurfacing.

Several unit owners have had their Acs serviced and rooftop units secured.

Estimates have been obtained for shuffleboard courts.
The plumber will be addressing drainage lines on the South side as well as installing new spigots for the walkways to replace the ones not working.

Housekeeping

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

Landscaping

Cunninghams still has some work to complete and has completed a “hurricane cut” for all palm trees.
We have obtained quotes from some landscaping companies for consideration.

Security and Safety

Security will be here for Labor Day weekend.

Communication

Currently reviewing and updating the improved website with mandated documents according to the new statute.

RENTAL OPERATIONS

Projections for the year show a 5% decline in revenues versus 2023 with a decline of 2% in occupancy.
NSB Code compliance are inspecting some units and Owners are taking appropriate action to comply.
Several areas are still being discussed regarding the rental operations.

