
Property Manager Report

August 25th, 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 5 Units are still for sale (118, 203, 204, 210 & 517.

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

Reminders have been sent for those who have not yet responded.

Financials

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

Initial Draft planning budgets are being constructed.

OPERATIONS

Administration

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

Maintenance

We have concluded interviews for the janitorial/maintenance position and have made an offer to
one candidate. A Meeting will take place this week with Fermin Vargas to discuss his position
going forward.

Several pool companies have been approached for estimates on resurfacing.

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 with regard to the sprinkler system.
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 1.5% 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.

