

---

# **Property Manager Report**

## **July 13th, 2024**

---

**July 13th 2024**

---

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

---

## **Overall**

Busy weekend and positive feedback received from Renters, Owners' guests and families.

All décor from the 4<sup>th</sup> July celebration has been removed.

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 has started

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 (111,118, 203, 204, 210 & 517) which will hopefully attract new owners to the condominium.

Part-time Office Assistant Sue Crane is working for July.

Notices have been posted reflecting that Electronic voting will be on the next BOD meeting agenda for July 20th .

## **Financials**

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

Working with Doug Shaw to ensure 2022 and 2023 are corrected prior to the audit.

June financials attached.

## **OPERATIONS**

### **Administration**

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

---

## **Maintenance**

Firman is now working weekends so we have 7 day cover.

Wastepro have placed a new dumpster for the South garbage area.

Ventilation grills are being installed in the laundry and storage rooms.

Estimates have been obtained for shuffleboard courts.

Volusia Patio will be delivering new pool chairs to replace those lost.

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.

Riding mower has been repaired.

## **Housekeeping**

Housekeeping teams are performing to expectations.

We are considering options for laundry suppliers.

## **Landscaping**

Cunninghams still have some work to complete.

AAA Fencing will be here to replace the fencing removed to enable restoration work to be completed

## **Security and Safety**

Guards will be here each Saturday and Sunday through July to assist in maintaining the integrity of the property.

## **Communication**

Currently reviewing and updating the improved website with feedback from Board Members.

## **RENTAL OPERATIONS**

---

Several vendors have been approached to provide competitive proposals for rental software NSB Code compliance are inspecting some units and Owners are taking appropriate action to comply.

Linda Necrason has designed a Photo competition to try to boost renter reviews and feedback and this has been distributed to all renters.

Several areas are still being discussed regarding the rental operations.

Becker has been approached for a legal opinion around the RSF which should be here next week.