
Property Manager Report

July 27th, 2024

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Sea Coast Condominium
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Overall

A quieter weekend and positive feedback received from Renters, Owners' guests and families. 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 7 Units are still for sale (111,118, 203, 204, 210, 503 & 517) which will hopefully attract new owners to the condominium.

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

Notices have been sent out for the Annual Meeting and Electronic voting .

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.

OPERATIONS

Administration

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

Maintenance

David has informed us that he is leaving this week, so we need to urgently find a replacement.

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

Sherwin Williams came to provide a review of the building paint.

Several unit owners have had their Acs serviced.

Estimates have been obtained for shuffleboard courts.

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

The plumber has flushed the sewage lines on the North side and 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 will be completing a “hurricane cut” for all palm trees next week.

Security and Safety

Security will be here for the last time this Summer until Labor Day weekend.

Communication

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

RENTAL OPERATIONS

Some issues with the RSF have been addressed by Becker, and questions raised regarding the SCR are being addressed next week.

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.