
Property Manager Report

June 23rd, 2024

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Sea Coast Condominium
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Overall

Father's Day and Bike and Bar both had no impact on the property.

Sea Turtle nesting season is here, and we are following code ordinances.

Hurricane Preparations will be in place as the season has started.

The remainder of restoration work should be completed next week.

Currently 6 Units are still for sale (111,118, 210, 203, 204 & 517) which will hopefully attract new owners to the condominium.

Part-time Office Assistant Sue Crane has started for June and July.

Financials

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

OPERATIONS

Administration

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

Maintenance

Met with Conrad Necrason and David to address concerns regarding which projects can be addressed in house and which need to be outsourced to contractors.

Fermin is off for the next three weeks, so we have adjusted David's schedule to provide some weekend cover.

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

Estimates have been obtained for shuffleboard courts.
Volusia Patio have provided restrapped pool furniture and will be delivering new pool chairs to replace those lost.

Plumber will be flushing the sewer lines to ensure no issues.

Housekeeping

Housekeeping teams are performing to expectations.

We are considering options for laundry suppliers.

Some units reporting an increase in roach visibility in their units. Purcor have been to address the situation.

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 June and 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 .
Several areas are still being discussed regarding the rental operations.
Becker has been approached for a legal opinion around the RSF.