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# **Property Manager Report**

## **June 2nd, 2024**

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

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## **Overall**

A Happy Memorial Day Weekend was enjoyed by all with no issues on the property.

Sea Turtle nesting season is here, and we are in compliance with code ordinances.

Hurricane Preparations will be in place as the season starts on June 1<sup>st</sup>. I attended a briefing by the County and City to ensure we are fully ready should any negative weather events take place.

The South Beach Steps opening was received very positively.

The remainder of restoration work should be completed next week.

Currently 5 Units are still for sale (111,210, 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**

We are currently looking for an alternative vendor to complete the necessary Audit for 2023.

## **OPERATIONS**

### **Administration**

Attended webinars regarding Association Management.

### **Maintenance**

Fermin is working part-time both for Conrad, Terry and the PM.

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

New trash chute doors are here, waiting to be installed.

Estimates have been obtained for shuffleboard courts.

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## **Housekeeping**

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

## **Landscaping**

Cunninghams has been on site and will be continuing this week

## **Security and Safety**

Guards operated for Memorial Day weekend to assist in maintaining the integrity of the property,  
and are booked for each weekend in June and July..

## **Communication**

Currently confirming with Owners their status regarding rental operations and periods retained  
for their own use in 2024/25.

## **RENTAL OPERATIONS**

Photo shoots have taken place in a couple of units to enhance their appearance on the website.  
Several areas still being discussed regarding the rental operations.  
Becker has been approached for a legal opinion around the RSF.

