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# **Property Manager Report**

## **June 30th, 2024**

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

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## **Overall**

July 4<sup>th</sup> week is here.

Sea Turtle nesting season is here, and we are following code ordinances awaiting an inspection for compliance..

Hurricane Preparations will be in place as the season has started and Beryl is in the Caribbean with no apparent threat at this time.

The remainder of restoration work should be completed next week.

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.

## **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 will be ready next week.

## **OPERATIONS**

### **Administration**

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

### **Maintenance**

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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 has provided restrapped pool furniture and will be delivering new pool chairs to replace those lost.

The plumber has flushed the sewer lines to ensure there are no issues 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.

Proserve have been notified to change the broken pool light.

### **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 will be here next week 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 July and have been doubled for July 3<sup>rd</sup> – July 7<sup>th</sup> to assist in maintaining the integrity of the property.

### **Communication**

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

## **RENTAL OPERATIONS**

Compared to last year we had 20 Owners, 29 renters and 2 Guests of Owners in 2024 and this year we have 18 Owners , 31 renters and 2 Guests of Owners evidenced on the Escapia calendar.

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 is being 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.