
Property Manager Report

June 9th, 2024

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Sea Coast Condominium
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Overall

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

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

Both of the 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 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.

New trash chute doors are installed.

Estimates have been obtained for shuffleboard courts.

Volusia Patio have submitted bids to improve existing pool furniture and add some chairs for the boardwalk.

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.
There are still areas fenced off to allow the new sod to gain traction.

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.

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

