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# **Property Manager Report**

## **May 12th, 2024**

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

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## **Overall**

Happy Mother's Day

Restoration work from the Hurricane is still on track to be fully completed in the next two weeks.

Perhaps we should celebrate the opening of beach access at the next BOD meeting?

Currently 5 Units are still for sale (111,210, 203, 204 & 517) which will hopefully attract new owners to the condominium.

Constructive meeting was had with the BOD President.

Notices and the Agenda for next week's BOD meeting will be distributed this week.

Looking to confirm part time assistance for June and July.

## **Financials**

The audit is now underway with Michalak & associates and should be completed in the next two weeks.

April to date results attached.

## **OPERATIONS**

### **Administration**

Attended webinars regarding Association Management.

### **Maintenance**

Still some ongoing issues with the North elevator. Elcon have addressed.

Pool heating has been switched off.

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

Soft Wash have provided an estimate for building cleaning.

New trash chute doors have been ordered for the 1<sup>st</sup> floor.

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New signs have been installed at building entrances.  
Estimates have been obtained for shuffleboard courts.

### **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. David is manually moving sprinklers around to ensure we have enough watering until the sprinkler system is installed and operational.

### **Security and Safety**

Guards have been confirmed for Memorial Day weekend to assist in maintaining the integrity of the property.

We have further improved the fencing, preventing access to the beach and the beach steps.

### **Communication**

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

## **RENTAL OPERATIONS**

BTR violations are being addressed by NSB Code enforcement and Owners who rent have been informed.

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

