
Property Manager Report

May 26th, 2024

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Sea Coast Condominium
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Overall

Happy Memorial Day Weekend

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 1st.

Condominium busy mainly with Owners and Guests of Owners.

The South Beach Steps are Open !!

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

Windscreens around the pool have been removed.

Minor conflict between elevator vendors regarding maintenance of the elevators which is being addressed with the appointment of one supplier only.

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

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

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

Security and Safety

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

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.

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.

