
Property Manager Report

May 5th, 2024

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Sea Coast Condominium
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Overall

Happy Cinco de Mayo.

Sea Turtle season started on May 1st and we have changed all necessary lighting and will have an inspection next week by the Turtle police.

A quiet week, although excellent progress made with the laying of pavers and further palm tree installations. 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, 412 sale closes on Monday.

Financials

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

April results will be updated next week.

OPERATIONS

Administration

Attended webinars regarding Association Management and will be closely looking for updates now that the Florida Legislative session has ended.

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.
Project list will be updated this week.

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

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

