
Property Manager Report

October 15th, 2023

NOVEMBER 22TH 2023

Sea Coast Condominium
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Overall

Fall weather is here in New Smyrna Beach with mornings waking up in the 60s and the days in the 80s.

Relatively quiet week regarding occupancy.

Parking is an ongoing issue with the Sea Wall contractors taking more space for equipment than originally planned, but we are adapting where possible.

Financials

Becky is on vacation this week.

Still outstanding is a meeting as soon as possible to discuss ideas and where possible implement changes as suggested in the last Rental BOD meeting, to ensure we plan properly and have an accurate 2024 Budget.

I am assisting Doug with his “clean up” of the financials .

OPERATIONS

Administration

Notice posted for the October 28th Board of Directors Meeting with Agenda and Call-in details to be forwarded on Tuesday.

Spectrum came out to advise on better WiFi connection in the Clubhouse. We have 2 options being implemented with a wired connection and a Mesh router

Maintenance

David was off sick for a day but managed to trim the bushes as needed.

Conrad cleared out the Paint store and disposed of any old paint and containers appropriately.

Good progress being made with the Sea Wall, with the Beach steps being removed, access to the Beach is now through Sea Coast Gardens III.

South elevator modernization is ongoing.

I am obtaining new proposals for tiling and possible remodeling of the Club house restrooms from P.M.D. as well as proposals for the Beach Steps, Painting of the Condominium, Shuffleboard courts , roof replacement from MWQ Restorations.

R.L.James will be starting next week with stucco and concrete repairs as needed.

Planning to start with the 1st floor walkways painting next week.

Housekeeping

A relatively quiet week regarding occupancies.

Landscaping

This will become a priority after the Sea Wall is repaired with the need to extensively replace pavers and grass removed to allow for the construction work.

Security and Safety

No issues currently.

Communication

Ensuring Owners are kept up to date with any changes to normal operations as they occur.

RENTAL OPERATIONS

Donna is progressing with the unit inspections and arranging for Deep Cleans to take place in November.

Some frustration with the large number of rental guests being identified as guests of Owners thereby generating zero revenue for Sea Coast Condominium.

