
Property Manager Report

October 22nd, 2023

NOVEMBER 22TH2023

Sea Coast Condominium
Authored by: John Denton

Overall

Biketoberfest hit town this weekend with increased biker traffic in New Smyrna Beach.

Another quiet week regarding occupancy.

The Sea Wall is progressing well, although we are still waiting for decisions from Castle Reef regarding their plans for their section of their Sea Wall that abuts ours, this will enable Coastal to finish the Southwest corner of our wall.

The South elevator modernization is going well and will be finished by the end of the month. R.L. James is onsite and is slowly addressing cracks and spalls in the stucco and concrete on the south side of the property.

Becky has returned from a well-deserved vacation.

Sea Coast III are assisting by allowing our guests to utilize their beach steps.

Financials

We are still awaiting finalization of the financials from Doug Shaw along with any necessary transfer of funds due to Sea Coast Management, which are needed to maintain a positive cash flow in those accounts.

Decisions need to be made regarding the Rental program to ensure accurate budgeting for 2024.

OPERATIONS

Administration

I will forward a reminder to all Owners regarding next week's BOD meeting.

Met with Conrad, John Adams, 2 of Castle Reef Board Directors, Coastal Waters and Daytona Dock and Sea Wall regarding progress on the construction.

I will update the Project list in time for the meeting next week.

Maintenance

David started painting the ground floor walkways and completed the repair and painting of the owner's closet in Unit 511.

We are addressing issues with Dan's assistance on the entry doors to the southwest of the building coming in from the parking lot.

Several owners are taking advantage of this slow period by having A/c and plumbing issues addressed as well as replacing appliances and generally improving their units.

Housekeeping

A relatively quiet week regarding occupancies.

Landscaping

New pavers were all delivered and are being stored in the construction site area on the southeast of the building.

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.

