
Property Manager Report

October 27th, 2024

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Sea Coast Condominium
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Overall

No impact from Biketoberfest and a quiet week for the condominium.

Hurricane season is still here, and we will remain vigilant

Last weekend of Sea Turtle nesting season is here, and we are following code ordinances.

Property looking good with some items to be finalized over the next few weeks, including the fencing, parking lot and some landscaping.

Currently 7 Units are still for sale (103,203, 204, 210, 307,503 & 517).

Financials

A Financial Audit is underway, and we have provided the information they require to be finalized.

Initial Draft planning budgets are being constructed.

OPERATIONS

Administration

Attended several webinars regarding Association Management and shared with the BOD.

Maintenance

Fire damper installed in the south garbage area.

We will be making the address of the Condominium visible on the sea wall in the next week before the reinspection.

All Exit signs have been updated.

Still some subsidence to be addressed in the north flower bed on the boardwalk.

The resurfacing of the parking lot should take place in the next couple of weeks.

Several pool companies have been approached for estimates on resurfacing.

The shuffleboard courts will be resurfaced on October 28th.

The concrete steps on the East of the property are here and being installed.

The plumber will be addressing drainage lines on the South side as well as installing new spigots for the walkways to replace the ones not working.

Housekeeping

Housekeeping teams are performing to expectations.
We are considering options for laundry suppliers.

Landscaping

Sod replacement is ongoing.
We have obtained quotes from some lawn maintenance companies for consideration.

Security and Safety

No issue currently.

Communication

Currently reviewing and updating the improved website with mandated documents according to the new statute.

RENTAL OPERATIONS

Projections for the year show a 5% decline in revenues versus 2023 with a decline of 3.8% in occupancy.

NSB Code compliance are inspecting some units and Owners are taking appropriate action to comply.

Several areas are still being discussed regarding rental operations.

