

---

# **Property Manager Report**

## **October 6th, 2024**

---

**October 6th, 2024**

---

**Sea Coast Condominium**  
**Authored by: John Denton**

---

## **Overall**

A quiet week here at Sea Coast and we are focused on the possible effects of Hurricane Milton and will prepare accordingly.

Sea Turtle nesting season is here, and we are following code ordinances awaiting an inspection for compliance.

Hurricane Preparations stay in place as the season is here

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

Currently 5 Units are still for sale (203, 204, 210, 307 & 517).

## **Financials**

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

Initial Draft planning budgets are being constructed.

September financials sent to President and Treasurer.

## **OPERATIONS**

### **Administration**

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

---

## **Maintenance**

The Fire Inspector highlighted the need for fire dampers in the trash chutes, as well as making the address of the Condominium visible on the sea wall. We will address it in the next two weeks before the reinspection.

We have a shed constructed in the northwest of the property following instructions from the Fire Inspector regarding storage of blowers, mowers and any item with potential for fire risk.

All Exit signs needing replacement following the Fire inspection have been addressed.

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.

112 repair work has started.

Several pool companies have been approached for estimates on resurfacing.

The shuffleboard courts will be resurfaced in mid-October.

The concrete steps on the East of the property have been ordered and will be replaced next month.

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.

North elevator communication issue will be addressed by DynaFire.

Completed a positive 30 day performance review for Greg Miles.

## **Housekeeping**

Housekeeping teams are performing to expectations.

We are considering options for laundry suppliers.

## **Landscaping**

We have obtained quotes from some landscaping 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 3.4% 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.

I will submit proposals for the program next week.

