
Property Manager Report

September 15th, 2024

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Sea Coast Condominium
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Overall

A quiet week here at Sea Coast

After some deliberations and confusion, we welcomed the new Owners of Unit 118. Preparations will be in place for the Annual meeting next week and electronic voting is underway with 50% of Owners already casting their votes for the BOD.

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

Hurricane Preparations are 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.

An issue with some subsidence by the newly installed drainage on the boardwalk to be addressed by Coastal this week.

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.

OPERATIONS

Administration

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

Maintenance

Greg Miles has started work with a positive attitude and is already making a good impression. Further subsidence has taken place with the new pavers around the manhole on the boardwalk and hopefully this will be addressed by Coastal in addition to finishing off the remaining items needing attention.

The resurfacing of the parking lot should take place in the next couple of weeks. 212 had a water leak from a hot water heater which impacted 112. The repair work is quite extensive and the Owners of 212 have accepted responsibility to restore 112 next week.

Fermin Vargas will be working 2 days per week to cover Greg's days off.

2 units had issues with German cockroaches which has been addressed with PurCor and the owners are responsible for payment.

Several pool companies have been approached for estimates on resurfacing.

Estimates have been obtained for shuffleboard courts.

A local company will be providing estimates this week for replacement of concrete steps. 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

PurCor were here to provide additional chemical treatment for chinch bugs. New sod replacement will take place this week with Fermin assisting Greg to install.

Cunninghams still has some work to complete regarding the sprinkler system.

We have obtained quotes from some landscaping companies for consideration.

Security and Safety

No issues currently.

Communication

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

Advised Escapia of the new website to update the link.

RENTAL OPERATIONS

Projections for the year show a 5% decline in revenues versus 2023 with a decline of 1.2% in occupancy.

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

Several areas are still being discussed regarding the rental operations.

