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# **Property Manager Report**

## **September 29th, 2024**

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**Sea Coast Condominium**  
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## **Overall**

Following the reelection of the Sea Coast Management Board of Directors, a quiet week here at Sea Coast and we fortunately avoided any damage for Hurricane Helene.

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.

## **OPERATIONS**

### **Administration**

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

### **Maintenance**

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 will be completed this week.

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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 Skyline.

### **Housekeeping**

Housekeeping teams are performing to expectations.

We are considering options for laundry suppliers.

### **Landscaping**

Some more sod replacement will be done this week.

Mulch has been refreshed under the flagpole. New USA flag ordered as the current one has some wind damage.

Covers have been placed over the sprinkler valves.

We have obtained quotes from some landscaping companies for consideration.

### **Security and Safety**

Fire Inspection took place this week and remedial work has been addressed with DynaFire.

### **Communication**

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

## **RENTAL OPERATIONS**

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Projections for the year show a 5% decline in revenues versus 2023 with a decline of 1.4% in occupancy.

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

Several areas are still being discussed regarding the rental operations.