
Property Manager Report September 3rd 2023

NOVEMBER 22TH2023

**Sea Coast Condominium
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Overall

Hurricane Idalia caused some consternation but no damage here in New Smyrna Beach, which we are very thankful for. Appropriate Storm Warch and Warning were issued to all owners. However, it interfered with our plans as two days were spent in moving furniture around.

Labor Day weekend brought many people to the beach , so outside security was employed to ensure no trespassers on the property.

The previous Property Manager has vacated unit 112.

Financials

This is still an ongoing concern as Becky and Doug are still on the apparently never-ending saga of correcting previous errors in data entry in Escapia and QuickBooks.

I have been unable currently to have a true picture of where we stand regarding performance v budget on either the Association or Rental accounts.

OPERATIONS

Administration

We are in the process of completing a key audit and relocating the keys into a new key cabinet.

We need a new keyboard for the computer as the letters have disappeared due to excessive use 😊

Maintenance

David has not achieved much on our project list as he has been busy with hurricane preparation and then in Las Vegas for the weekend for a family wedding.

The South elevator modernization is delayed due to DynaFire requiring permits and authorization to proceed, this has been addressed.

Several A/C units were secured by Davis Bros on the roof.

Housekeeping

A very quiet week regarding occupancies but the respective cleaners assisted with furniture movement for the hurricane preparations.

Landscaping

Cunningham were here to finish some of the outstanding issues from their previous work.

Security and Safety

Preparations made and carried out for Labor Day weekend.

Communication

Had more communication with Dan and Doug regarding accounting processes.
Had my first meeting with Linda Necrason to discuss issues we want to raise at the upcoming Sea Coast Rentals Board Meeting.

RENTAL OPERATIONS

Once again, the discrepancy between our stated policies and what is happening in practice became evident with several owners renting for less than the stipulated seven days and no revenue being generated from these bookings. Virtually all check ins were for “Guests of Owners” even though several stated they were renting.

