

COOL SANDS Newsletter



2020 Fall Edition



The calendar says it's time for an update of what's happening at the Sea Shell. There is an old saying that No News is Good News and that pretty much sums up life at the Sea Shell. During this challenging year thanks to our staff and my fellow board members things have been running very smoothly. With all that said there are a few things going on that I'd like to share with you.



Open for Business

On September 25th Florida Governor, Ron DeSantis, lifted all Covid-19 restrictions on businesses. Therefore, the Sea Sell office is now reopened. While we have been working on a regular basis the office has been locked and owners and guests had to call for assistance. They can now enter the office during normal business hours. We have installed a plexiglass shield above Paula's desk area for extra protection.



Help Wanted

In my last newsletter I introduced our two new office employees. Unfortunately, one of them is no longer working at the Sea Shell. Paula has stepped up her game and between herself and Maria the office hasn't missed a beat. We are looking to fill the open position before our busy season is upon us.



2020 Financial Update

By now you should have received in the mail your second notice for the annual owners meeting along with proxy forms, agenda, proposed budget and reserve funding schedule. There was a treasurer's report from Cheryl Hill. There are lots of details in this mailing but I wanted to point out some highlights. Due to good management, timely decisions, and overall belt tightening we are in a very good financial position.

- We will be reducing the monthly maintenance fees. (yes you read that right)
- We will (someday) have a beautiful new Tiki Hut that is already completely funded (more on this below).
- We will be replacing and upgrading all building walkway lights in the near future which is already fully funded.
- We are upgrading the power supply to the maintenance room, tiki hut and for future upgrades to the landscape lighting, again fully funded.



We Are Not Quite Ready to Break Out the Limbo Poles

The never-ending saga of the Tiki Hut. The process for this project is challenging to say the least and I will personally petition our Director of Maintenance, Paul Bittigar, for sainthood once this is completed. Our current Tiki is 24'x16' with a sloped roof. The new Tiki will be 24'x24' with a four-sided pitch roof with carved support poles. There will be two gas grills along with food preparation surfaces, picnic tables and seating, lighting and paddle fans. Most importantly we will be reconfiguring the beach fence and entry gate so that the Tiki will not be accessible from the beach. The Tiki will be available to all owners and



guests but not the general public coming up from the beach. At the same time, we will be addressing the drainage issue of the south side of our driveway. That's the good news and the project will get done. The question is not if but when. Due to COVID-19 the permit procedure is moving slower than normal and we are still making changes which delay it even further. On top of that we were just informed that the company that is building the structure is temporarily not scheduling work as both of their crews are under quarantine due to positive tests for COVID-19. Please be patient as it will be well worth the wait.



The 21st Century

The Sea Shell was built in the 70's and it is showing its age. Just like all of you who have upgraded and modernized your units, the board has been working on projects that will move our building into the 21st century. Last year it was the elevator cabs, this year it was to be the Tiki. I still hope that this will be completed this year. Because of our financial position we have decided to also move ahead with upgrading all of our walkway lighting. This includes the lights by our front doors, the elevator lobbies and stairwells. There are 96 light fixtures involved and the work is scheduled to be completed by our maintenance staff. We just approved this project so we don't have a time schedule yet. The next major project on our list is a complete update of our landscaping and lighting for the front of the building and along both drives. This project is in it's very early stages as we are going to be interviewing and getting ideas and quotes. The board has added this project to our reserve schedule so that we can start funding it.



Time for A Facelift

Speaking of updates, Unit 106 is long overdue to be brought into this century. As all of you should know 106 is owned by all of us jointly. When the Sea Shell was built 106 served as the office for many years. While the same square footage as the majority of the other units it was never configured the same only having one bath. Along with that the kitchen is old and tired looking. Because of these factors the rental income and reviews have suffered. This affects all of us as the income 106 produces goes directly into our operating funds. Unfavorable reviews can have a negative effect on all of us also as some potential guests read these not as a



single unit but as a critique of the entire building. The board has long realized that the time would come when we would need to upgrade the unit and have been funding this as an item in the reserve funds. We are currently working on the plans and the new 106 should be ready by the end of the year.



New Faces

*We currently have one unit under contract and two other units have recently sold. I would like to **WELCOME** our new owners and to say goodbye and good luck to the previous owners.*

Andy & Terri Garver sold unit 406 to AJ & Amy Booher of West Lafayette, IN.

Kim Chance sold unit 303 to Scott & Cindy Koenreich of Sarasota.

Joe & Amy Paszek are selling unit 105 to Steve & Kelly Burgess of Bradenton, FL.

Welcome all to the Sea Shell Family.





Circle the Date

Our annual meeting is just around the corner, October 26th. For the first time ever, we will be holding the meeting both in person and virtually via Zoom. There's no excuses everyone can attend. There is more information about the meeting in the mailing going out but for those of you who are not familiar with Zoom meetings ask your kids or grandkids, they have all become experts at this way of communication. There are three candidates for the three opening board seats so there will not be an election. Even though the seats will be filled it is still very important for you to turn in your proxies as soon as possible. If you are attending in person this can be done at the meeting but if you are not attending please mail them back. The proxies are needed so we have a quorum and can conduct our needed business.

As always, I welcome your questions, comments or suggestions.

A couple of weeks ago I celebrated the Jewish New Year which coincided closely with our fiscal year. A traditional greeting for the holiday is A Healthy, Happy and Prosperous New Year. I wish all of you and your families this greeting. I hope to see all of you next week. Stay Safe.

Larry Leyser
President

