

December 2021



COOL SANDS

Newsletter for owners at Sea Shell

Greetings to all Sea Shell Owners!

This is my first newsletter to communicate what is happening at our Sea Shell community while you are at your permanent residence and beginning to prepare for the holidays.

I am very excited to be the President of SSCA and hope that our Board can continue to make a difference in making Sea Shell the best condominium complex it can be. On a quarterly basis I will send out a newsletter to keep you posted on happenings and if a more urgent update is necessary, I will send out an email message.

As I look back at 2021 with the pandemic still amongst us and the tragic loss of two great leaders for Sea Shell, Larry Leyser and Rick Briggs, I am so thankful for their leadership and commitment to put projects in place to project Sea Shell Condominium Association forward for a banner year in 2022. My heart goes out to their families and I am deeply grateful for their impact they made at Sea Shell!

Our office staff worked diligently to keep the property looking nice as well as handling record breaking reservations this year and we are so appreciative of their hard work and efforts put forth to continue the enrichment of Sea Shell. Please feel free to reach out to me or any Board member with your concerns, suggestions or comments so that we know we have your interests at heart as well.

BOARD OF DIRECTORS UPDATE

With the sudden death of Rick Briggs in late November, that leaves a vacancy on our Board and the Board of Directors can appoint an owner to fill the position until the end of the term. As President, I contacted a few owners who have shown an interest in SSCA and selected Tom Jacobs, owner of Unit 103, to serve on the Board to fill the vacancy as a Director on the Board. Please welcome him to this new role and thank him for his support. In addition, I appointed Michael Alperovich to move up to the Vice President position. Please extend your appreciation to him as well.

NO PARKING SIGNAGE



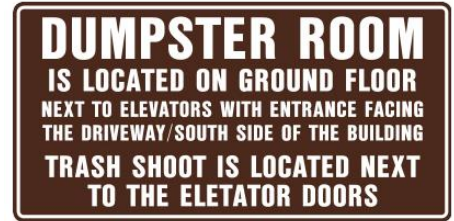
There are specific areas on our property where we do not want cars/trucks to park to allow for emergency vehicles as well as frequent use and limited space. Our Maintenance men have been diligently working to get these areas identified in colorful print so that

all guests/owners/contractors are reminded of these areas.



NEW SIGNAGE

New signs are being made to place on each floor to alert guests where to dispose of their trash. The signs will state where the Trash Chute is located on each floor as well as identifying where to locate the Dumpster on the ground level. All signs will be custom made while meeting code and the aesthetics of our existing signage. In addition, new Pool signs will be printed at this time to include the pool's maximum depth of 8' to meet the Dept. of Health's new requirement by January 1, 2022.



More custom signage will be made and mounted in the coming months as we are taking steps to replace signs that are in need of repair or faded.

E-LOCKS BATTERIES

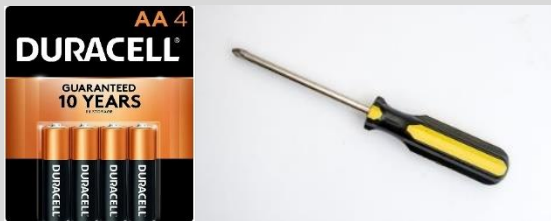


Courtesy emails have been sent to owners not enrolled in the rental program suggesting they change their e-lock batteries every 3-4 months and pay attention to the battery level, especially when it gets below 40%. Maria had monitored all door battery levels for awhile and notified those owners that had levels below 40%. Owners not enrolled in the rental program have access to the battery level information through their Lynx website portal and are able to monitor on their own. It would be advantageous to keep an eye on these levels as recently an e-lock stopped functioning when the battery level was at 32% and the guest was locked out after 9 pm. Now that we have the

experience with the rental program units, this information is being passed along to remind owners not on program to keep an eye on battery level. A reminder on how to change the battery is below:

To change the batteries you will need:

4 AA Batteries 1 Phillip Screwdriver



NEW MODEM/ROUTERS

The new modems and routers to help with the trouble shooting of the e-lock problems, have been ordered and due to arrive mid-December with full intention of having them installed the first week of January. As of the writing of this newsletter, they have not been delivered yet.



SURVEY COMING



As
Mentioned
at the
Owners
Annual

Meeting in October, a survey will be coming to all owners via email to respond to the inquiry of whether or not you approve of changing the payment of the monthly association fees from monthly to quarterly. There will only be one question to answer with a 'YES' or 'NO' response and reply back. This survey will be coming out within the next week or two.

THE CONDO DECLARATION TOWN HALL MEETING



As a reminder, a Town Hall Meeting will be held to allow any and all owners to ask questions in regard to the draft documents of our By Laws and Declaration that were sent out via email in early November. Michael Cochran, our Attorney, will be there to address all questions. Owners have the ability to participate in person, Zoom Meeting or call in by phone. Details for the Zoom Meeting and call will be sent out in the January reminder. The specifics on date and location are listed next:

Tuesday, January 18

10:00 am

St. Boniface Episcopal Church

5615 Midnight Pass Road

After the townhall meeting we will select a date for the Special Membership Meeting to vote on the final version of the proposed Amended and Restated documents.

POOL UPDATE



Guests and owners will observe newly purchased colorful pool chairs located by the pool and hope guests enjoy them! In addition, a new heater has been purchased and will be installed soon. The existing heater has reached the maximum average life span and it recently required frequent maintenance causing disruption for our guests' use.



Next on our list is addressing the pool lighting and options are being evaluated. More to come!

ENGINEERING SURVEY RESULTS



We did receive some feedback from the Engineering Survey conducted a few months ago and an area that needs to be addressed is having a maintenance and service agreement in place for the inspection of the roof to ensure proper performance. This action was completed once notified and agreement is in place. The inspection is in progress but due to the high demand on the tragic event in Miami and the holidays around us, the engineers have been very busy. The final engineer's report should be completed by the middle of January.

STORAGE BINS

As a reminder to owners, especially our new condo owners, if you are interested in purchasing a storage bin for your designated parking spot, please note that there is only one approved by the Board at this time (see photo below) and links to where you can purchase them (DG Ace Hardware, Home Depot, Amazon or Walmart). Please make sure the product matches the existing bins prior to ordering.

DG Ace Hardware

Sarasota, FL · In Merchant's Pointe · (941) 921-5363

Home Depot:

https://www.homedepot.com/p/Rubbermaid-2-ft-7-in-x-5-ft-Horizontal-Resin-Storage-Shed-FG3747SWOLVSS/100345353?cm_mmc=ecc--THD_ORDER_CONFIRMATION_BOSS_STH--20190618_THD_ORDER_CONFIRMATION_BOSS_STH--Product_URL_WD71619770withTHD

Amazon

https://www.amazon.com/Rubbermaid-Outdoor-Horizontal-Sandstone-FG374701OLVSS/dp/B000L0FDLA/ref=asc_df_B000L0FDLA/?tag=hyprod-

<20&linkCode=df0&hvadid=167155165176&hvpos=&hvnetw=g&hvrand=12490520969447851961&hvpone=&hvptwo=&hvqmt=&hvdev=c&hvdvcmdl=&hvlocint=&hvllocphy=9012299&hvtargid=pla-274520931321&th=1>

Walmart:

<https://www.walmart.com/ip/Rubbermaid-Large-Horizontal-Storage-Shed-Olive-Sandstone/38413735?wmlspartner=wlp&selectedSellerId=101085371>



AIR CONDITIONING REQUIREMENT

The Board of Directions passed a motion at the November Board meeting that all owners are required to have an annual inspection of their A/C unit prior to the warm summer months. Owners in the rental program do not have to do anything, as this service is performed as part of their enrollment in SSVR. Please make sure that this inspection is performed annually and provide the office with documentation once completed, as we will be monitoring this on an annual basis now.

DOOR KEYS



Each owner gets one key for the new electronic locks that were installed on your condo door, so if you have not picked yours up from the office yet, please do so.

TIKI UPDATE

After several setbacks by the County on the building of our Tiki Hut, we are now in the final stages of obtaining all permits after we were shut down



for awhile during turtle season. It appears that not all departments within the County like to communicate with each other – and they like to keep charging us for every resubmittal – but we are finally down to the final submittals for the propane tank permit and the variance plan permit to the County Commissioners. With all that being said, work can begin to prep for the project as we await the final permit. Fencing will begin taking place, along with removal of palm trees for replanting elsewhere and pavers installed. So activity will be occurring on the property to prepare for the big build and owners need to be aware of this to communicate with guests as we make strides to improve our property for their enjoyment.

CHRISTMAS LIGHTS



It's that time of year again and our Sea Shell Elves, Mike and Tony, have been busy putting up our Christmas lights for the enjoyment of our guests as well as the Sarasota County. We have won three years in a row for having the best display for condominiums our size and guess what? Sea Shell took 2nd Place in the Siesta Key Condo Council competition! Let our elves know you appreciate their hard work!

HAPPY HOLIDAYS!

Wishing every Sea Shell owner, a joyous holiday season and pray the New Year is filled with good health, kindness and prosperity (lots of condo bookings)!!

Cheryl Hill

Board President

Sea Shell Condo Association

Cheryl.hill2070@gmail.com