

June 2022



COOL SANDS

Newsletter for owners at Sea Shell

Spring Break Over..Summer almost here!

The rush from Winter guests into Spring Break are over and a small sigh of relief can be felt as we plunge right into summer season. Record crowds on the beach and in Sarasota County once Covid restrictions let up so Sea Shell has been quite busy!

This quarterly newsletter is one communication tool for all owners to stay on top of what has been taking place at Sea Shell and Sarasota surrounding area.

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.

REMINDER! **PARKING SPOT UPDATE**

We continue to have issues with people parking in spots without proper parking permits. Towing has begun when a car license has not been registered with the office.

Owners cannot give their rental guests or family and friends parking privileges. A parking permit must be purchased from the front office at the cost of \$20, based upon parking spot availability. Keep in mind we are quite limited on parking spaces on our property.

We have encountered cars parked in other owners spaces without approval – thus – towing has now begun!

FIRE INSPECTION RESULTS

As mentioned in the March Cool Sands Newsletter, we underwent a fire inspection on property of sprinkler system and fire equipment. Extensive replacement of pumps, sprinkler heads, fire hoses, valves, controller, fire alarm system, smoke detector system and electrical connections are in order to be compliant with Sarasota County fire regulations.



Initial inspection was conducted to see if pumps could be repaired and after troubleshooting, we have learned that all new pumps and equipment must be purchased. These are not budgeted items and therefore owners are being notified as a special assessment will need to be put in place to cover these expenditures. As of this writing of newsletter article, the summary of costs are near \$157K. Owners will be notified soon with full details outlining special assessment for these fire safety measures needed to be taken, as well as other emergency items that have been incurred since January.

NEW LUGGAGE TROLLIES

New luggage trollies have been purchased for the use of our guests to haul their belongings to the units they are renting. Replacements were needed and these seem to be working out nicely! They are labeled with owner/guest use only.



GATE CODE CHANGE QUARTERLY

Also as mentioned in our last Cool Sands Newsletter, the gate code is being changed quarterly in 2022.



On April 2, we made the first change so this is notice to all owners that the next gate code change will take place **July 2**.

The new code effective this date will be : **1513**

The change to quarterly is being done to see if this will reduce the amount of people coming through our gates that are not rental guests. It was apparent that the code had been willingly shared and we are trying our best to put a stop to this.

For those owners not in the rental program, please notify your property management companies, housekeeping, maintenance and your incoming guests of the gate code change.

A reminder will be sent out in a timely manner each quarter of what the code is going to be changed to. Quarterly dates to expect gate code change are: April 2, July 2, October 1 and January 7.

PLEASE ONLY SHARE THE CODE WITH NECESSARY PERSONNEL!

OWNER SPECIAL ASSESSMENT



Please be aware that the Board of Sea Shell has been under discussion the last few months in regards to emergency expenses that had to be incurred that are not budgeted items for 2022. These include fire inspection results, plumbing issues (underground and vertical stacks), unexpected pool repairs and increased insurance rates. As we work to pull together all numbers and revenue streams, this is advance notice that an owner special assessment will be forthcoming. Communication will be emailed to all owners soon.



SSVR BENEFITS



Do you realize that if your unit belonged to SSVR, updating of gate codes would be done automatically for you? The newly imposed Local Tourist Tax increase (mentioned below) would also be handled by our Staff and you would not be bothered with changing rates on any website or making payments to the County!

CONDO DECLARATION/BY-LAWS



At our Town Hall Meeting held on January 18 via Zoom and in person at St. Boniface Episcopal Church on Midnight Pass Road, all comments, revisions and corrections were submitted to our attorney, Michael Cochran. All owners were given opportunity to ask questions about our By Laws and Declaration that were sent out. Many owners submitted additional questions since then and requested feedback on the draft version they received.

Mr. Cochran has reviewed all changes, answered questions and provided the final draft version back to me the last week of May.

This new draft version will be sent out to all owners the first portion of June for all owners to begin reading. The next step will be that we vote on the final version of our proposed amended and restated documents at our annual Owners Meeting to be held in October.

UNIT 509 FOR SALE

The owners of Unit 509, Steve and Carol Sidwell, have listed their condo for sale. If any Sea Shell owners are interested, please contact Steve directly:

Stephen Sidwell

Sidwell95@icloud.com

941-320-1530

The Sea Shell family would like to thank the Sidwell's in advance of their sale, for being active owners at Sea Shell Condominiums and for Steve's service to the Board. We hate to see you move from the Sea Shell family but we do wish you the best for the future and appreciate your ownership!

DISTURBANCE/SHOOTING IN THE VILLAGE



In the event you did not see or hear the news reporting, there was a disturbance in the Village near the Broken Egg on Memorial Day where a group of teenagers got into arguments and fighting earlier in the day. A 15 year old boy left and came back later with a gun and fired upon some he had been arguing with. Police, fire trucks and EMS were quickly brought to the area upon first reports and many shops/restaurants helped people take cover until situation was controlled. One woman was injured but injury was not life threatening. This is sad news for Sarasota and Siesta Key area. Links are below of reporting.

[Residents shocked over Memorial Day shooting on Siesta Key \(msn.com\)](#)

[Shooting on Siesta Key results in person being hospitalized | wtsp.com](#)

TIKI UPDATE

Still awaiting the certified engineering drawing to submit the variance plan to the County Commissioners. A new survey will also be required since the last one has expired since originally performed. The pavers and fencing will not be completed until tiki is constructed per Big Kahuna's request.

We now are in the midst of turtle season again!

Obtaining a response from engineering firm is like pulling teeth!



BEACH FENCE UPDATE

Sea Shell had received a notice from the County that fencing on the beach are considered construction and are regulated under the Coastal Setback Code when located seaward of the Gulf Beach Setback Line. Our fencing on the south side of the Access is considered to be unauthorized and the Country asked us to remove it. This notification also went out to numerous condo buildings up and down the beach from us. There was no deadline given for removal; however, we had heard rumors that they were going to begin handing out fines so Sea Shell did take down the rope fence that had been in question and we are now compliant on this matter.



The full text for the bill can be found here:

<https://www.flsenate.gov/Session/Bill/2022D/4D/BillText/er/PDF>

Here are the highlights that apply to condominiums and cooperatives:

- Mandatory structural inspections for condominiums and cooperatives for buildings three stories in height or more when the building is 30 years of age and then every 10 years thereafter;
- If the building is within three (3) miles of the coastline, then the inspection must be done by age 25 of the building and every 10 years thereafter;
- These inspections are called “milestone inspections;”
- Any building built before July 1, 1992 according to the certificate of occupancy, must have the initial milestone inspection done by December 31, 2024;
- The local enforcement agency (presumably building department) must send written notice of such required inspection;
- The association will have 180 days after receiving the notice to complete phase one of the milestone inspection which means a licensed engineer or architect must submit the report to the local enforcement agency;
- The milestone inspection has 2 phases. Phase one is to have a licensed architect or engineer conduct a visual examination of habitable and nonhabitable areas of the building including major structural components and provide a qualitative assessment;
- Phase two is not required if there are no signs of substantial deterioration. If they are identified, then phase two may involve the destructive or nondestructive testing at the inspector’s direction;
- When phases are complete, the association must distribute a copy of the inspector-prepared summary to each owner by mail, post a copy in a conspicuous place, and publish it on the website if the association is required to have a website;
- **If an association fails to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer’s and director’s fiduciary relationship to the unit owners under s. 718.111(1);**
- Effective December 31, 2024, owner-controlled associations may not provide no reserves or less reserves;
- Developers must fund reserves in condominiums;
- Unit owner-controlled associations may not vote to use reserves for any other purpose except for those items associated with the new structural integrity reserve study;
- New structural integrity reserve study is required every 10 years for buildings three stories in height or higher. Any association existing before July 1, 2022 must have a structural integrity reserve study completed by December 31, 2024;
- Waterproofing has been added to reserve studies as a required category to the developer turnover report;
- Associations (developer or unit-owner controlled) must provide the Division of Condominiums, Timeshares and Mobile Homes new information as to the number of buildings, height/stories, total number of units and counties in which they reside.

Sea Shell Condominiums was proactive last year and retained an engineering firm (Karins Engineering) to conduct this inspection for us. We have communicated results of their survey at Board meetings and previous Cool Sand Newsletter. These results will also be posted to our Sea Shell website page, displayed in either the front office or case by elevator and each owner will receive a copy of the inspection results in order to be compliant with this new order.

LOCAL TOURIST TAX INCREASE

Recently, the Sarasota County Commission voted to raise the tourist development tax from 5% to 6%. Since Sarasota County is now considered a “high-impact” tourism area, we are now allowed to charge the maximum percentage according to state law. **This change goes into effect with rent collected as of October 1, 2022.** As a reminder, the tourist development tax is in addition to the state sales tax (7%) you collect and remit to the Florida Department of Revenue and that rate has not changed.

What does the rate increase mean for you?

- Any tourist tax dollars you **collect on or before 9/30/2022 will be at the current rate of 5%.**
- Any tourist tax dollars you **collect on or after 10/1/2022 will be at the new rate of 6%.** This includes any rental contracts or agreements signed prior to the tax increase effective date. As a reminder, the amount of tax is determined by the date the rent is collected.

If you rent exclusively on Airbnb, TripAdvisor or HomeAway, those companies have been notified and they will be adjusting their collections to be in compliance with the new rate.



Hope everyone enjoys their upcoming summer! Kick back and relax and enjoy time with family and friends!!

Cheryl Hill
Board President
Sea Shell Condo Association
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