

March 2022



# COOL SANDS

*Newsletter for owners at Sea Shell*

## ***Happy Belated New Year and Greetings to all Owners!***

I hope everyone celebrated the new year and is looking forward to a great rental season for Sea Shell Condos! The year is off to a great start with the first two months of guests coming and going and giving positive feedback both verbally and in writing. The front office and maintenance staff have been quite busy and does not appear to be any let up with the Spring rush getting ready to come in. I have been on site at Sea Shell since January 29 and can attest to this!

This newsletter is to provide communication to all owners on what has been taking place at Sea Shell so you can visualize and understand all the diligent efforts that are being applied to keep Sea Shell property maintained while we experience record breaking seasons.

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.

## **CHRISTMAS LIGHTS AWARD**



As mentioned in our December newsletter, Tony and Mike put forth their best effort to “light up” Sea Shell during the holiday season for Sarasota County. We are happy to announce that once again, Sea Shell won the honor and the 1<sup>st</sup> Place plaque is proudly displayed in the front office

# NEW OWNERS

We want to welcome new owners of Unit 204 to the Sea Shell Family. Please extend a warm welcome to **Jim and Patty Assadinia**, who are from Pennsylvania.

## 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

In February we underwent a fire inspection on property of sprinkler system and fire equipment. Pump and valve repair is needed as well as replacement of fire hoses. This is an urgent and costly fix. We are obtaining quotes and will evaluate how to create funding to replace.



Elevator phones to make a call in the event of an emergency were also inoperable. With the change of requiring an area code when placing a phone call, our elevator phones were not in compliance. The phones have since been replaced and will now dial directly in the event of an emergency within the elevators.



## NEW SIGNAGE

As we mentioned in our last newsletter, signage to alert guests where to dispose of their trash, as well as new pool signs with rules, are on order. All signs will be custom made while meeting code and the aesthetics of our existing signage. There is quite a backlog with the sign company so we are patiently waiting their arrival.

**DUMPSTER ROOM**  
IS LOCATED ON GROUND FLOOR  
NEXT TO ELEVATORS WITH ENTRANCE FACING  
THE DRIVEWAY/SOUTH SIDE OF THE BUILDING  
TRASH SHOOT IS LOCATED NEXT  
TO THE ELETATOR DOORS

## GATE CODE CHANGE QUARTERLY

All owners need to be aware that effective second quarter, April 2, the gate code for entry onto property and in and out of beach access will be changed from 1776 to 9132.



This advance notice will give owners not in the rental program time to update your information for incoming guests, housekeeping and maintenance plus make you aware that this will occur once a quarter now.

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. This past month I monitored the gate usage and questioned numerous people who entered gate with dogs, loaded down with beach equipment and seen walking from across the street that definitely were not Sea Shell guests. It is apparent that the code has been willingly shared and we are trying our best to put a stop to this.

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!***



## NEW MODEM/ROUTERS

The new modems and routers to help with the trouble shooting of the e-lock problems, were installed in January in all units. Faster speed to 5.0 is now available and issues have subsided immensely.



## POOL UPDATE

All pool lighting issues have been addressed in and around the pool area and currently in working order.



## SURVEY RESULTS



A survey was sent out to all owners via email in

November to inquire if owners approved of changing the payment of the monthly association fees from monthly to quarterly. The results are in and were announced at the Town Hall Meeting. Majority of owners voted 'YES' to quarterly payment of fees and we requested our attorney to include in our documents. Once documents are voted upon, a reminder will go out when quarterly fee payments will begin.

## THE CONDO DECLARATION TOWN HALL MEETING



The Town Hall Meeting was held on January 18 via Zoom and in person at St. Boniface Episcopal Church on Midnight Pass Road. All owners were given opportunity to ask questions about our By Laws and Declaration that were sent out via email in early November. Michael Cochran, our

Attorney, was able to answer all questions submitted prior to meeting as well as during. He has been working on revising areas brought to his attention. Recently he has been pulled into some detailed litigation issues and has not completed our draft re-write. The anticipated date to have this back for owner's review is March 8-10.

Once revised draft is sent out to owners, we will seek input on documents and then select a date for the Special Membership Meeting to vote on the final version of the proposed Amended and Restated documents.

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## ENGINEERING SURVEY RESULTS



We did receive final feedback from Karins Engineering for the survey conducted in October and December of 2021. Overall, their summary was, **"Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, the building is safe for its intended use. We reserve the right to amend our opinion should new information be brought to our attention."** Areas highlighted were roofing, hurricane doors/windows and building painting. They also brought to our attention the condos that do not have hurricane proof doors/windows. Owners were required to meet an October 2021 deadline and those in violation will be receiving a notice from the office after our March Board meeting.

## ROOFING MAINTENANCE & REPAIRS, plus PAINTING

The Engineering survey highlighted roofing issues and having a maintenance and service agreement in place for frequent inspections to ensure proper performance and this action was completed.



Painting of the building will not take place until 2024 per Reserve Schedule but quotes are being obtained for pressure washing in 2022 to address a cleaner look for our building.

## NEW PALM TREES

Three new palm trees have been planted on the beach side of the fence. This is part of the transplant requirement by the County when we had to remove a palm tree to make room for the new tiki. Hope all owners will get a chance to observe them upon your next visit to Sea Shell!



## TIKI UPDATE

We are still in final phase of permit approval for the Tiki. The variance plan and propane tank require a certified engineering drawing per



County Commissioners and we have been unable to locate a firm to provide this. We have requested a waiver of the requirement but continue to keep searching for a certified engineer. Big Kahuna may be able to assist with this. Fencing and pavers will not be installed until after the Tiki is built, per Big Kahuna's input. There are the two charcoal grills being utilized almost on a daily basis while we continue to await the green light to move forward with the building of the Tiki.

## RE-THATCH OF TIKI'S

The three tiki huts on our beach property have now all been re-thatched! Weather and guests had taken a toll on them so a new look was required!



**Get ready! SPRING is right around the corner! Crazy busy time at Sea Shell Condominiums! Wishing all owners a beautiful Spring season and encourage you to take time for yourself as well. Take a leisurely walk and reflect on all things that make us happy, including memories!**



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