

May 2023



COOL SANDS

Newsletter for owners at Sea Shell

Spring was in full swing and Schools are about to be out for the summer!

Long, hot, steamy days of summer are on the horizon for Siesta Key and it continues to be a very active rental season! Sea Shell Staff has worked many projects to ensure property is safe and pleasing for when guests arrive.

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 remain to keep you informed!

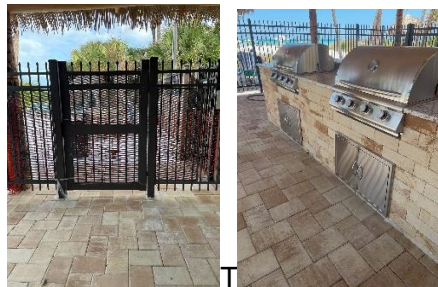
MEMORIAL FOUNTAIN UPDATE

The memorial fountain purchased to commemorate the service that Larry Leyser had given to Sea Shell Condos will be installed in June.



The fountain will be located in front of the office building of Sea Shell and sure to add a stunning view to our property!

TIKI UPDATE



The tiki hut was constructed in February/March and there were multiple tasks to still be completed upon its construction for final use. The kitchen grill island was being built, granite tops being measured and installed, propane gas lines to be connected, new gate entrance and fencing, emergency grab bar on gate, electrical access, dune replanting and all required permits closed out prior to inspection.

As we learned with the actual building of the tiki timeline, these tasks do not move quickly within Florida and any roadblock that could be put in front of us – was!

New composite furniture – island bar stools, picnic tables and two settees are on order to complete the fabulous new look of our tiki and should be delivered by end of second week of June.

Our hope is open tiki for guest's use in June – final inspection approval permitting!

CAPTAIN'S HAT MEMORIAL

A marble replica of a sea captain's hat has been custom ordered to commemorate the years of service that the late Rick Briggs gave to Sea Shell Condos. The captain's hat will be displayed outside the tiki hut under a palm tree once it has been completed and delivered (artist is half way done with statue).



GATE CODE CHANGE QUARTERLY

The gate code is being changed quarterly since 2022.



The next gate code change will take place **July 2**.

The new code effective this date will be : **1946**

This change to quarterly was done to see if this will reduce the amount of people coming through our gates that are not rental guests. It has cut back on the use of beach entrance by non-guests; however, we do still see traffic of individuals coming from across the street that are not guests. **DO NOT** share this gate code with friends/neighbors/others that are not staying on our property.

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 and remind them they are not to share the gate code either.

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!



PLUMBING/LAUNDRY UPDATE

The laundry plumbing project has been on-going and machines temporarily out of order while fixes were made.

All plumbing has been completed and drywall work completed on each floor. Painting to cover the drywall has been started and hope to have everything looking in tip top shape in June.

SSVR BENEFITS



Do you need to check the age of your water heater to ensure it is

not older than 7 yrs? As a member of SSVR, this is done for you!

How about your hurricane windows that you installed back in 2015 and need to verify if there is rust on them deterring the opening? SSVR members have this done for them!

January-April 2023 SSVR rentals up 17% from last year!

DUNE PLANTING



As part of the inspection completion for the Tiki Hut application, all dunes that had been disrupted during the build had to be transplanted per County requirements by May 1st, prior to Turtle Season. Hundreds of plants later...all is restored!



CRESCENT MARKET REVITALIZED

As mentioned in previous Cool Sands Newsletter, the Crescent Market was purchased by a young couple from Michigan and they held the grand opening in late February. They have an amazing deli, great selection of wines, fresh produce and many last minute items you or guests may need to complete a meal! Now they are revitalizing the appearance of the entire strip mall by building awnings on the entire complex. Coming in June they will also add a new shop! If you have heard of the Mini Donut Shop up in the Village, another one will be opening in the corner spot of the complex!



ENGINEERING INSPECTION



As mentioned in previous Cool Sands Newsletter, per the new Building Safety Act, there are several stages of inspection that condo associations must comply by before the end of 2024. Sea Shell Condos has been diligent in ensuring that all inspections are completed in a timely manner as well as any findings addressed. An inspection team from Karins Engineering were on property in mid to late April to assess the next stage inspection and we are awaiting their report at this time. This information will be shared with owners shortly after we receive it.

FRIENDLY REMINDERS TO OWNERS

Owners not in SSVR - Remind your cleaning services to use their own grocery carts for their cleaning supplies when cleaning units. The grocery carts are for guest use only! **THANK YOU!**

If you have not already done so, owners can enroll in AUTO-PMT for your monthly maintenance fees. This saves much time on our office staff accounting hours if all owners were automatically enrolled.

- Auto-payment enrollment and bank account change request forms are available to all members. Please visit <https://www.seashellcondos.com/owner-login/> to access these forms. Log in password: seashellowner

WATER HEATER REPLACEMENTS

Owners be proactive!

Quite a few of the water heaters in units have dates of October 2016. Owners need to verify if your water heater needs to be replaced as all water heaters must be replaced at the age of 7 years, as mandated by the Board of Directors at Sea Shell Condominiums. Ensure that you are compliant! Owners on rental program can reach out to Maria in front office to inquire of the age of your water heater if you do not know. Arrangements can be made now to order a new water heater and schedule installation.

Notices will go out in October to owners to remind them of the 7 year replacement deadline.



SHOWER DOORS



Shattering reported on both bathtub and shower glass doors by our front office. There have been approximately seven instances in the past two years. As a reminder, this is the owner's responsibility to replace the doors unless it can be proven that guest intentionally broke it and have renters insurance to pay.

TURTLE LIGHTING

Sea Shell is actively pursuing participating in the Sea Turtle Conservancy (STC) grant program where light fixtures and bulbs that are approved by the County for sea turtles could be provided free up to \$25K. As we have had a need for quite some time to replace our lighting fixtures, this grant program appealed to us for consideration. The STC has conducted the day and nighttime evaluation on our property and we are approved. The Board is in final stages of selecting fixtures from an approved list. Conditions are that Sea Shell must pay for all the lights up front, prove that they are purchased to STC, they issue a check for 70% of the \$25K cap, Sea Shell installs the lights by October 2024, STC inspects and verifies lights are being utilized and compliant and remaining 30% of the \$25K cap is issued to Sea Shell.



WINDOW RUST

Rust has been found on a unit's windows that had been installed in 2015 and is a result of the balance rods rusting. All owners need to check their windows and determine if you have this issue. The problem exists if you open the window and it doesn't stay up. We will check with window manufacturer to see if oiling the balance rod would improve the condition. In the meantime, windows do need to be checked and if rust is an issue, contact window supplier on what steps, if any, can be taken.



Sea Shell Staff Update

As communicated in April, our front office Rental Manager, Paula, resigned and we have six applicants ready to interview for replacement. A temp is onsite currently.

Our Maintenance Director, Danny, quit on May 22 and by Friday of the same week we have a new candidate hired! Introductions will go out with photos soon so that all owners will be familiar with him – his name is Michael Farkas.

INSURANCE CERTIFICATES:

OWNERS PLEASE TAKE NOTE OF THIS

- Requests for Certificate of Insurance and Flood Declarations Page:

Lender's letter must be submitted to condocertificates@gulfshoreinsurance.com, by fax to 239.213.2823. Please note, updated certificates cannot be automatically sent annually due to possible changes with the mortgage company clause, loan numbers and/or fax numbers.



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

Cheryl Hill
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Sea Shell Condo Association
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