

November 2023



COOL SANDS

Newsletter for owners at Sea Shell

Season of THANKS!

I am thankful that I have been able to meet my commitment to owners in communicating on a quarterly basis the latest updates for improvements and activity at Sea Shell Condominiums. This past year has been very busy with dodging hurricanes and storms while also pushing through on legal issues with the tiki and witnessing the complete construction of it within the first quarter! We had major plumbing and fire safety projects going on at the same time while also being inspected by engineers to meet the new requirements of the Building Safety Act put forth by the State of FL. A number of staff changes took place as well in the midst of all this, but we finished the fiscal year in good shape. I'm at the complex now and busy taking notes for upcoming project improvements that will be communicated as well.

I want to thank all owners who did reach out to me and share their comments and opinions this past year. We all learn through this process and hope to make Sea Shell a better complex for all!

Cheryl Hill

SEA SHELL OWNERS MEET AND GREET – October 2023



After several years hiatus due to Covid, the annual Owners Meet and Greet prior to the annual meeting was brought back and the social was held under our new tiki! Live music, appetizers, beverages and door prizes were offered to all who attended (~20). We had a great time meeting new faces and catching up on what everyone has been doing. Hope you all will join us next year!



BOARD OF DIRECTORS

A brief organization meeting of SSCA was held shortly after the annual meeting to appoint officers. It was determined that we would keep same people in their current positions as the two open positions ran unopposed.

President – Cheryl Hill

Vice President – Michael Alperovich

Treasurer – Larry Thompson

Secretary – Dennis Palmer

Member-at-large – Tom Jacobs

Please feel free to reach out to any of your members of the Board with ideas, suggestions, interest in serving on committees, etc. We cannot help or address an issue if we do not know about it!

ANNUAL MEETING UPDATE

The annual meeting was held on Monday, October 23 at St. Boniface Episcopal Church on Midnight Pass Road and was called to order at 9:01 a.m. The main purpose of meeting was to review and approve the annual budget. Owners were advised that the maintenance fee will increase by \$99, going up to \$915. The fee was managed to keep it at a reasonable amount as the largest factor impacting it was the increase in our property insurance which we have little control over. Our maintenance fee is still very reasonable compared to other properties on the key.



TO



The new amount of \$915 is retro effective October 1, 2023.

HOA FEES PAID QUARTERLY – JAN. 1, 2024

Last year we surveyed owners about the possibility of paying monthly HOA fees on a quarterly basis vs monthly and did receive majority vote to move to quarterly! This is to notify all owners that **effective January 1, 2024**, we will begin this process and for those who are on direct withdrawal, you will begin to see the deduction of \$2,745 every three months. This change in fee processing will assist in timely bookkeeping for Sea Shell and reduce amount of processing labor hours per month.

PIZZA BREW CLOSES

Last month the Pizza Brew that had been across the street and down in the plaza by Toasted Mango, has closed. Their location in downtown Sarasota has also closed. Rumors are that they had not paid alcohol invoices and faced several Board of Health violations. At this time, no word on what will be coming in its place.



GATE CODE CHANGE QUARTERLY



The next gate code change will take place **January 8**.

The new code effective this date will be : **1502**

The change to quarterly has reduced the amount of people coming through our gates that are not rental guests; however, we still see folks coming from across the street and entering with gate code

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 1, July 1, October 1 and January 8.

PLEASE ONLY SHARE THE CODE WITH NECESSARY PERSONNEL!

NEW FOOT WASH AREA



One of the first projects our new maintenance man, Jim Bennett, tackled was tearing out the old foot wash area by the beach and building a new one. The old area had composite boards on the bottom and had been warped and the railing around the area had deteriorated with the weather. Jim laid concrete pavers and built a new fence with railing to brighten up the area and help with drainage. THANK YOU!

MEMORIAL FOUNTAIN



The memorial fountain has been installed in the front of Sea Shell and the surrounding area will be landscaped to make a very presentable front entrance.

TURTLE LIGHTING GRANT



As mentioned in the last newsletter, Sea Shell has partnered with the Sea Turtle Conservancy to receive all new lighting for our building and property valuing \$25K. We have agreed to have them installed and maintain these lights with bulbs that are approved by the Sea Turtle Conservancy to protect the turtles over the next ten years.

These lights, plus several others that we identified, have been purchased and are on property. Quotes for installation are in and the work for installing will begin the week of **November 15**.

SEA SHELL IMPROVEMENTS COMING

There are a number of improvements that the Board wants to move forward with to continue to enhance our complex in the coming year now that the tiki has been completed. An overage was experienced on the tiki with the numerous delays we faced during Covid and increase in material pricing, permits, change in scope, addition of stone grill area and composite furniture. We continue to have fire safety improvements that must be addressed by law and Pye Barker is working diligently to get sprinkler system in place with new plumbing. New exit signs are also required. The picnic charcoal grill area is going to be refurbished and will receive new pavers, stone wall with benches and composite tables to match the new tiki appearance. Another big project within the year will be landscaping! A committee led by owners Skip Clark and Kelly Burgess will obtain quotes and design plans to brighten our property with native plants to survive the warm and humid climate. Plus the installation of the new lights provided by the sea turtle grant.

The front doors of all units, painting of the building and resurfacing the walkways will be addressed in 2025. It is prudent that these three major projects be coordinated at same time to reduce amount of damage or extra work (i.e., paint building and then decide to install front doors would possibly damage paint job or resurface walkway first and then paint building and drop paint all over newly surfaced walkway).

As quotes are obtained and finalized for the scope of work to be done, an update will be provided to owners soon with the amount of a special assessment that will be required to complete these projects.



So thankful that Sea Shell did not get hit too hard from Hurricane Idalia. We did have lots of sand wash up onto our property and left a great amount of work for Jim and Mikey; however, we were fortunate that our property missed the brunt of the storm again.



Cheryl Hill
Board President
Sea Shell Condo Association
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