

September 2022



COOL SANDS

Newsletter for owners at Sea Shell

Summer almost over and it's Back to School!

Long, hot, steamy days of summer are almost over on Siesta Key and it has been a very active rental season! Guests want and need a lot of attention to make their vacation stay a memorable one. Sea Shell Staff worked very diligently to ensure they did have a great stay. As I listened to numerous issues or complaints that came in from guests, I've been shocked at the level of courtesies or expectancies that guests demand when they rent. The front office is doing everything they can to manage or address the requests but I have had to state that they are not staying at a 5 Star Resort so we cannot accommodate some of the requests.

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. ~ Cheryl Hill

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 STATUS

As a result of the fire inspection held on property of sprinkler system and fire equipment in March, extensive replacement of pumps, sprinkler heads, fire hoses, valves, controller, fire alarm system, smoke detector system and electrical connections had to be ordered to be compliant with Sarasota County fire regulations.

The electrical panel is being built and will be installed early September (shooting for the 7th, but this will depend on FP&L being able to shut down and turn power back on). The pump was ordered and due to ship any time but cannot be connected until electrical panel is installed. Prep work has begun for the sprinkler system and Tony and Mike has painted the sprinkler lines, as noted in photo below. Thanks Mike/Tony!



NEW SIGNAGE

New signage has been obtained to identify where the Dumpster Room and Trash Chutes are located and these signs are hung on each floor by the elevator lobbies.



NEW POOL HRS

We recently had a County pool inspection and the new inspector has decided that our swimming pool cannot be open from 9 am - 9 pm any longer due to insufficient lighting. With the added expenses we have ongoing right now, the required LED lighting will not be procured. The new pool hours will be from dawn to dusk. For those owners that are not in SSVR, please make sure the new hours for the pool are communicated.

PLUMBING UPDATE

The plumbing project for the laundry and underground has been put on hold due to the brick wall affecting access to the cast iron in the laundry room stacks. Until a structural architect engineer can evaluate the walls and determine which ones are load bearing, the walls cannot be demolished. Quotes have been submitted and scheduling should take place soon so project can commence again, hopefully in September. The laundry rooms were put back into service.

GATE CODE CHANGE QUARTERLY

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



On July 2, we made the first change so this is notice to all owners that the next gate code change will take place **OCTOBER 1**.

The new code effective this date will be : **1783**

The change to quarterly is being done to reduce the amount of people coming through our gates that are not rental guests. There has been a reduction and hope this continues to work out.

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 DUE DATE SEPTEMBER 1, 2022



Owners were notified of the Board motion to incorporate the need for a special assessment that had to be incurred for non-budgeted items in 2022 in the amount of \$4,835. Final payments are now due! Please make sure electronic transfers are made or checks mailed immediately. Thank you!



HURRICANE PROOF

Notices were sent in August to respective Sea Shell owners who were non-compliant on installing hurricane proof doors or windows by the noted deadline established by the SS Board. Actions will be taken by the front office to procure and install in units where owners had not done so and billed accordingly.

WATER HEATERS

Owners who have water heaters more than 8 years old were also sent notifications that it is time to replace by year end.

CONDO DECLARATION/BY-LAWS



At our Town Hall Meeting held on January 18, all comments, revisions and corrections were submitted to our attorney, Michael Cochran to incorporate. All owners were sent the updated By Laws and Declaration in early June.

The next step will be to take a vote on the final version of our proposed amended and restated documents at our annual Owners Meeting to be held on October 24, 2022.

Owners will receive notification of this vote with the Owners annual meeting notice with election ballots.

WELCOME NEW SEA SHELL CONDO OWNERS

We would like to welcome new owners to the Sea Shell Family and hope we get to meet them in person at our upcoming annual Owners Meeting or around the complex. Please join me in welcoming the following:

Unit 304 – Mrs. Leigh Bortins from North Carolina

Unit 505 – Thomas “Skip” Clark and his wife Susan from Venice, FL

Unit 509 - Anthony and Debra Fiore and Richard Zarembo from New York

TRAGEDY IN CONDO COMMUNITY IN ATLANTA

On August 22 there was a deadly shooting at a condominium community on West Peachtree Street in Atlanta, when a disgruntled owner turned her gun on the community association manager and chief building engineer. The property manager died from the bullet wound and the building engineer is recovering.

[Atlanta condominium shooting august 22 2022 - Search \(bing.com\)](#)

This is a heartbreaking tragedy that should never happen in any town, city, or community. We strive to believe that community associations are built to be places of comfort and safety, where owners support and help one another, and where guests can develop a true sense of belonging when they stay with us.

Our Property Manager, front office staff and maintenance personnel serve essential roles in Sea Shell Condominium Association, as well as our elected Board Members. They bring years of financial and management expertise, communication skills, act as customer service agents, organizational leaders, and all-around problem-solvers. They ARE the backbone of the Sea Shell community.

Please remember this when you call into the office or speak to them in person on the property. They all are human beings trying to do their best. You are unaware of what issue they just had to deal with when your phone call comes through or you approach them on property. **BE KIND...BE COURTEOUS...BE RESPECTFUL...THANK YOU!**

TIKI UPDATE

A new property survey is required since the last one had expired since originally performed. The survey is due to be conducted within first two weeks of September.

Upon completion, application should be submitted to County and process for approval takes 6-8 weeks, if all goes well. With that being said, crossing our fingers that work could commence late November/early December.



ANNUAL OWNERS MEETING

Sea Shell Condominiums Association Home Owner's Annual Meeting will be held on Monday, October 24, 2022 at St. Boniface Church at 9:00 a.m.

The first notice of election was mailed by August 22 to all owners. Written notices of candidacy for any owner wanting to run for the Board is due to the office no later than September 9, 2022.

We ask each owner to please consider running for the Board and help determine future policies and procedures to keep our association strong!



Candidates must submit their information sheets to the office by September 16, 2022.

The second notice of election, including annual meeting notice, agenda, ballots, envelopes and updated By Laws and Declaration must be posted, mailed or delivered by October 7, 2022.

ESTOPPEL FEES

ESTOPPEL CERTIFICATE FEES REVISED Chapter 2017-93, Laws of Florida In accordance with Chapter 2017-93, Laws of Florida, the Department of Business and Professional Regulation shall periodically calculate the fees for estoppel certificates, rounded to the nearest dollar, and publish the amounts, as adjusted, on its website. The next update will be released by July 1, 2027. Currently, the fees for the preparation and delivery of an estoppel certificate are noted below for condominiums, cooperatives, and homeowners' associations: Please follow this link to read the law regarding estoppel certificate fees. Estoppel Certificate Request Authorized Fee Preparation and delivery of an estoppel certificate - not more than \$299

Estoppel certificate requested on an expedited basis and delivered within 3 business days - an additional \$119

If the unit/parcel is delinquent to the association - an additional fee not to exceed \$179

For multiple units/parcels owned by the same owner which are simultaneously requested from the same association, and there are no past due monetary obligations owed to the association, the total fee the association can charge may not exceed, in the aggregate - 25 or fewer units/parcels, \$896 26 to 50 units/parcels, \$1,194 51 to 100 units/parcels, \$1,791 more than 100 units/parcels, \$2,985

Sea Shell Condominium Board voted on August 15, 2022 to comply with the highest fee of \$299 to process estoppel certificates and an additional \$119 if an expedited request is made.



Take the time to sit back and enjoy each and every sunset!!

As the season changes and daylight savings occur, make the most of each day and reflect on your many blessings!

Cheryl Hill
Board President
Sea Shell Condo Association
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