

February 2023



COOL SANDS

Newsletter for owners at Sea Shell

New Year off to a great start!

January has been a great start for our winter season at Sea Shell and we have a full house!

As repeat guests and new snowbirds arrive on property, the office and maintenance staff are busily working to address all needs. Updates are provided within the newsletter to try and keep everyone informed.

Cheryl Hill

SEA SHELL TIKI UPDATE

First and foremost – the **tiki hut has now been approved** by the County as of January 18, 2023. Please review the link below and article covering the approval.

[Variance for new tiki hut at Sea Shell condominiums on Siesta Key wins County Commission approval – SARASOTA NEWS LEADER](#)

After many years of push back by the County, filing and re-filing for permits, requests for new drawings and certification of plans – the public hearing was held on January 18 to address any neighboring residents or business owners complaints with this rebuilding. We had been advised of the disapproval from Siesta Breakers and The Crescent prior to the hearing and we were prepared with a presentation to address each issue. We were able to address the issues with Siesta Breakers ahead of time, as we learned it was simply miscommunication they had received and Maria talked with their property manager to correct the information. I flew down to Siesta Key and attended the hearing, along with Maria and the consultant we had hired, Dr. Weiqi. The Crescent's association President was allowed to speak first and voice their concern. Dr. Weiqi then spoke on behalf of Sea Shell Condominiums (as you will read in the article) and motion was made to accept our application and vote unanimously passed.

So, my first call as I got into my car was to Big Kahuna asking them to get materials on order and how soon could we get on their schedule! So materials are on order with the thatch being the long lead item at 5 weeks. Let's keep our fingers crossed that we will see the new constructed tiki by end of March or early April!!

PROPANE TANK BURIAL

Knowing the date for the public hearing on our tiki expansion application, we took measures to begin as many things as we could once approval was received. The burial of the new propane tank was first action to be completed – on the same date as our approval!



ENGINEERING INSPECTION



Per the new Building Safety Act, which was put into effect May 26, 2022, there are four mandated milestone inspections and reserve studies to be conducted by all condominium and association buildings that are three (3) stories or greater in height by a licensed architect or engineer in the State of Florida by the end of December 2024. This goes into effect when a building reaches 30

years of age and every 10 years thereafter, or 25 years of age and every 10 years thereafter if the building is located within three (3) miles of a coastline.

Sea Shell had hired Karins Engineering to conduct an inspection after the collapse of the condo building in Miami, and that inspection does count towards our first mandatory inspection. We have hired Karins to schedule and complete the other three milestone inspection and surveys to be compliant by the end of 2024. The inspection will state the estimated remaining useful life, and the estimated replacement cost of the: • Roof • Load bearing walls or other primary structural members • Floor • Foundation • Fireproofing and fire protection systems • Electrical systems • Waterproofing and painting • Windows • Plumbing • Any item with a deferred maintenance or replacement cost that exceeds \$10,000 that will negatively affect any of the foregoing items.

The next inspection will be conducted in April of 2023 and we will communicate results once they are received.

GATE CODE CHANGE QUARTERLY



The next gate code change will take place **April 3.**

The new code effective this date will be : **1977**

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 3, July 3, October 2 and January 8.

PLEASE ONLY SHARE THE CODE WITH NECESSARY PERSONNEL!

MEMORIAL FOUNTAIN



Work will begin soon for the installation of fountain dedicated to Larry Leyser. Landscaping and electrical work need to be completed prior to installation.

CONDO DECLARATION/BY-LAWS REWRITE



All paperwork, certification and filing of the approved Sea Shell Declaration/By-Laws has now been completed and the documents are now official.

The new documents are uploaded onto our Sea Shell Owners website for your easy access and review at any time.

<https://www.seashellcondos.com/owner-login/>

Per state statutes, the official records are open to inspection or obtain copies, by any association owner or authorized representative at a reasonable expense by submitting a written request to Sea Shell Office. Upon receipt of the written request, the records can be accessed within 10 working days.

SEA SHELL EMPLOYEE IDENTIFICATION

Employees of Sea Shell Condominiums will now be easily identified by their new name badges and shirts with the Sea Shell logo on them.

The Board had voted to bring these identifiers back to help guests feel more relieved when they can readily see some identification on the person knocking on their door, addressing them when they enter the office or observing them walking the premises that they are the proud employee of Sea Shell Condominiums!



NEW IRISH PUB

Siesta Sands article by Jane Bartnett



It's a great day here for the Irish!

On Dec. 10, the Shebeen Irish Pub & Kitchen opened in Crescent Plaza. Beyond the new faces, there were many old friends on hand who had come to know owners Ross and Louise Galbraith at Pub 32 — their former business on South Tamiami Trail. As they say in Ireland, a great time was had by all. Siesta Key history was made when the pub, located at 6641 Midnight Pass Rd., officially opened. It is the first and only pub on all of Siesta Key. In Gaelic, the native and ancient language of Ireland, the word "shebeen" can be defined as a speakeasy. With its cozy dark walls and seating for 29, the new pub has a feeling of an old-fashioned hideaway, tucked-in only a few doors away from the popular French restaurant Miguel's. The space became open when Scott Dolan, owner of neighboring Big Water Fish Market, consolidated his deli with his dining area. The Northern Ireland natives first came to Sarasota in 2007. They've made Sarasota their home and Siesta Key is exactly where they had always wanted to run a charming Irish restaurant and pub. "We've been accepted onto the island with such warmth and friendship," said Galbraith. "There's a lot more hustle and bustle on this side of

the Key and we've found great camaraderie here."

The good news is that same Irish music will be featured at the Shebeen Irish Pub & Kitchen. All of the dishes at the Shebeen Irish Pub & Kitchen will be homemade from scratch. There will be Guinness stout, Harp lager, an Irish pale ale, and Smithwick's red ale-style beer on tap, as well as Kilkenny lager and local offerings such as Calusa Beer, made in Sarasota. Looking ahead, Galbraith said that he and Louise have already begun to plan for St. Patrick's Day celebrations in March. "We've also been talking to the Siesta Key Chamber of Commerce about a possible St. Patrick's Day Parade in the future and other ways to celebrate our Irish heritage," he said.

The business is open for lunch and dinner Monday through Saturday. Hours for the kitchen are 11 a.m. to 9 p.m. The bar will remain open beyond those hours. The business is closed Sundays.



SSVR BENEFITS

This past year was a spectacular one for SSVR and the front office was quite busy booking your units and taking care of guests at Sea Shell. We experienced a budget surplus and the SSVR Board made the suggestion to thank all owners who participate in SSVR by issuing a one-time commission reduction adjustment to show our appreciation on your year-end statement. In addition, members in SSVR noticed a credit for VRBO annual subscription that was refunded to owners, as this was passed on to SSVR for advertising.

While we were still able to purchase needed items for our rental program, giving back to our owners who entrusted their units to SSVR seemed only fitting! Thank you for your participation as we look forward to an exciting new year!



If you're
NOT LIGHTING
any candles,
DON'T COMPLAIN
about being in
the dark. Unknown

WWW.VERYBESTQUOTES.COM

Cheryl Hill

Board President

Sea Shell Condo Association

Cheryl.hill2070@gmail.com