



Happy Holidays!

COOL SANDS

Dec 2016 Newsletter for Owners at the Sea Shell

Merry Christmas!
Happy Hanukkah!
Merry Festivus!



Wow. The year is over. No major disasters. Good rental occupancy. Some changes in ownership. Fast internet upgrade. New landscaping upfront. The place is looking sharp. We really have a great group of owners who care about making the Seashell a nice place for ourselves and renters. The annual owners' meeting was very productive with some excellent input and suggestions on a variety of topics.

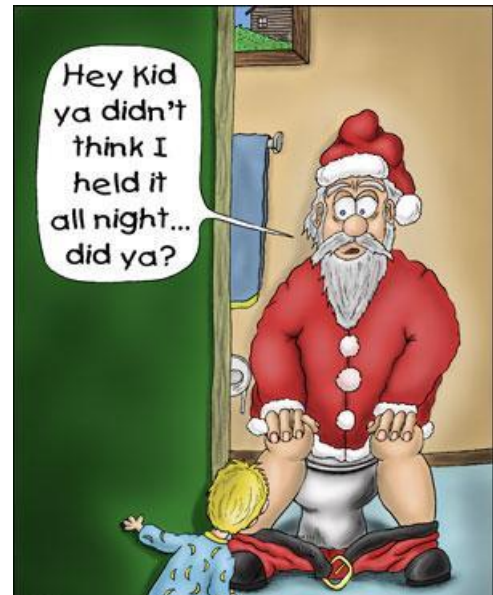
Some of these included:

- Additional security cameras at central elevator area aiming in both direction down walkways
- Smoke detector inspections
- Recommended 'good experience' contractor list
- Changing fees and rules for beach weddings
- Additional luggage carts
- Tiki hut, BBQ and beach improvement long range plan

HO, HO, OH NO...Flush and let it go..

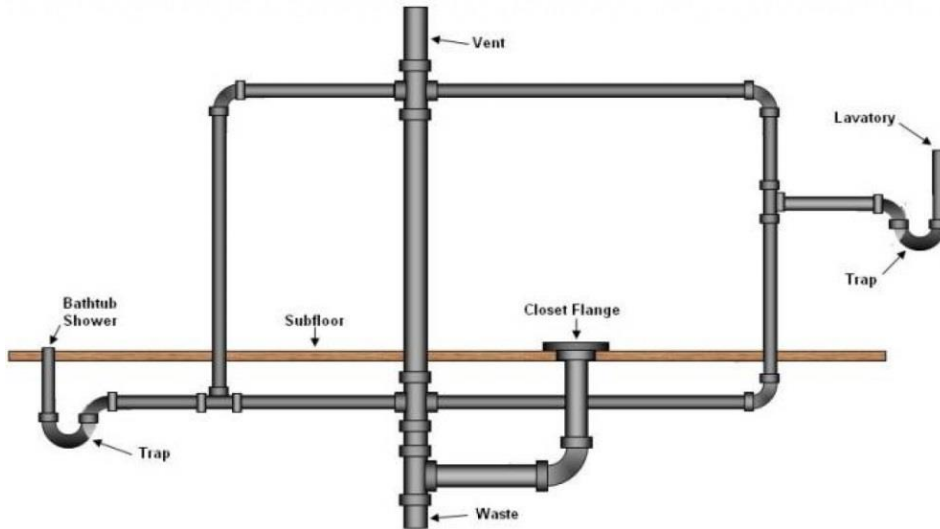
Just when you think we've been through all the bad stuff with structural repairs, painting and new walkways...it's always something with a 40 year old building. The hot topic of 2017 will be taking action to repair our cast iron deteriorating internal drain lines. The same dilemma has plagued many buildings built the same era before PVC was used.

Originally we had thought doing a non-invasive fiberglass relining of the cast iron stacks from the roof down would be best course, but upon further review it was determined there are more stacks, and the lateral lines and joints of connection are also suspect. Rather than only fixing part of a known problem, a very permanent fix all of the problem is the best course. Yes, this will cost more. Yes, it will be a royal pain in the asiago cheese. It will require some ceilings and walls to be opened up with drywall repairs every piece of cast iron is removed and then replaced with PVC. There will be painting and tile work and who knows what else to repair on a case by case basis. Our staff is assessing this. The goal is to find the most practical way to install rigid PVC 2" and 4" pipes in a timely manner—on a stack by stack basis—and to minimize loss of rental days. The pipes just don't go vertical, they also run horizontal behind sinks and toilets to reach the verticals.



This whole project is being re-assessed as to how to do it, when to do it, how long it will take, who does what, and what the cost will be to the association and owners. Unfortunately this has to be done as somehow the plumber's cracks got into our stacks.

Larry Thompson— your most esteemed Vice President of the Board—has volunteered to oversee the project and is working with Maria and Paul as they talk to numerous plumbing contractors. We do not have the answers at this time.



We do know the cost will be at least 2x what we had planned for the stack relining alone. In October we had planned an assessment that

could be either paid up front in 2016 if desired for tax reasons, or spread out in 2017 over 3 payments after high season. Since we don't have the actual plan yet, we don't have numbers. However, if anyone is flush with cash they'd rather not pay taxes on, a payment in advance in some amount could be done in 2016 as a credit on the 2017 project. As a W.A.G. cost per unit might be in the \$4,000 to 6,000 range.

The other big project for 2017 will be replacing the roof on the west half of the building. This roof is located under the parking area. I just wanted to see if you were paying attention. This will be done in the historically driest weeks which are mid-October to end of November.



Here is a happy thought...

It might be freezing around the USA but we all have a toasty place we can go to if we want. Although many go for the gold and rent during primetime, you still can reserve a week yourself in the dead of winter. C'mon, you deserve to get away.

Merry Christmas from your staff of Maria, Paul, Dawn, Rachelle and Patrick and your 2017 Board of Directors: Larry Leyser, Russ Weaver, Steve Sidwell, Larry Thompson, Rick Briggs. Here's to a great 2017.



Rick Briggs

President
Sea Shell Condo Association

PS-Pam and I wish you well from our Ohio home. The new landscape lighting came out great.



"Stan Hywet", Home of the Seiberlings, founder of Goodyear Tire and Rubber.