



September 2016 Avail only via email. Save or print to cherish

# COOL SANDS

Newsletter for Owners at the Sea Shell

## Maxwell Smart: "Missed it by that much"



As hurricanes go, Hurricane Hermine was a "cute little hurricane" as it headed north of Tampa just before Labor Day Weekend. Anna Maria Island became almost instantly underwater. Cedar Key did not fair well, and there was a lot of flooding in the big bend of Florida. If you are looking for something to do when visiting next time, take a couple hours and tour historic Spanish Point 10 minutes south. Ancient cavemen or illegals hiding from the Border Patrol



inscribed something in the rock about the Sea Shell Condo and why it is immune to hurricanes. Smart dudes. We hope they are right. The recent patches on our west roof held up and no water came in. Other than driveway and beach flooding we survived the 60mph winds and torrential rains very well. To be there in person watching this unfold is an interesting experience.



But..what if? What if a hurricane hit us and caused devastation? What if condos in our building that still do not have hurricane impact windows were damaged. If a window blew out in i.e. 505, then 405, 305 are all damaged with water, and then comes mold growth and

extensive repairs. If this happened in multiple condos, quite easily the entire building could be condemned with no rentals for 6 -9 months. This not only would adversely affect owner's abilities to make mortgage payments, but also obliterate our staffing and rental program. No rentals, no income = staff reduction to stay afloat. Guests book elsewhere and will they come back? The Excelsior was hit by a tornado, lost part of the roof and sustained extensive water damage on January 7 this year. They were closed all winter, spring and summer and still not all back in business.



If you still have some of the 40 year old windows or even 10 year old replacements that are not impact windows, SERIOUSLY think about getting this done. It is for your benefit and the entire building. As of now this is still voluntary, but the welfare of all must be considered. The front office can give you information on what window companies can do this reasonably. It takes about 6 to 8 weeks lead time to order custom windows and have them installed.

We have spent much time analyzing insurance coverage and also trying to obtain “loss of income” coverage so we could keep our business intact for a period of XX months in the event we had no rental income. The final answer as they say in Mexico, “No way, Jose.” We can insure our physical premises, or loss from not having an office, but cannot find insurance for any loss of income from commissions which pay for a good portion of operating expenses. One acronym best sums this up...if owners can't rent, we are S.O.L. “S” stands for seaweed.

### Run, Forest, Run.....but Faster!

Internet bandwidth was increased last year and we can share that even faster with an upgrade to our technology this October. For you techy folks, a DOCSIS 1.0 system cable modem system has been used for the past several years to run internet over the same coax cable used to deliver cable TV. This is the same way the major cable companies deliver signal. Instead of each Owner paying his own \$40 to \$60 per month account, internet is included in our maintenance fee. Such a deal. With more and more smart phones and streaming devices better speeds are needed.



In early October, when an I.T. employee of a board member is on his honeymoon and freeloaded at the Seashell, he will configure the new CMTS system at our satellite TV headend. Then our staff will begin swapping out the old 1.0 modems for the newer 3.0 cable modems. The cost per unit to cover the equipment at the headend and the modem in the condo will be \$145.00 each including installation. This is a giant step forward and great deal as the payback is quick with longtime benefit. This will be a line item on the November upcoming maintenance fee invoice. New easier to remember passwords have been pre-established. Instead of confusing “3E195HRX” etc, each unit will have a unique coastal themed 8 letter code such as “STARFISH” “MANATEE1” “GROUPER2” etc.

### REITERATION for the TV Nation---Are you buying any new TVs?

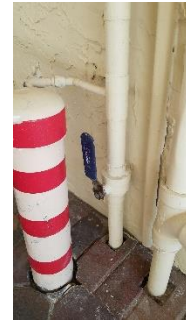


Stick with Samsung or LG as these brands have known good tuners. Stay far away from Westinghouse, Element, Toshiba, some Vizio, Seiki, Deiki or Docki, etc.. Our QAM digital TV system is “in the clear” without use of set top cable boxes, so rather than just being a dumb monitor, the TV must be actually capable of tuning channels in a quality manner, so get a good TV.

# Replacement of water valves and water heaters

Sea Shell Water Shutoff Valve Diagram

	X	X	X	X	X	X	X	X	X	X
	X	X	X	X	X	X	X	X	X	X
	x	x	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x	x	x
main	X	X	X	X	X	X	X	X	X	X
	Unit 110					Unit 101				



As explained earlier in the year it is critical we have the ability to turn off water in any unit, and in any stack so the entire building does not have to be shut down for an issue in a single condo. Some units have corroded valves, some of our stacks water supplies have corroded valves. When we replace these stack valves and have the water off, this is the time to fix any individual valves in the units. And at the same time-- if anyone has old water heaters approaching end of life (typical 7 years on Siesta Key) they must be replaced. This is a SS condo association policy for your benefit. (Do you really want the unit above you to leak on your ceilings?) This project will occur over the next 2 month slow season. Attached is a form for you to return to the front office. There are no excuses, no delays, no acceptable reasons not to comply. ***This is important and a matter of life and wet.***

Each Owner is responsible for being able to shutoff the water in their unit and for damages they may create to others from within their unit. If you cause a problem down below, this is on your nickel, so get smart with good prevention.

If you have a licensed plumber to handle your unit—go for it. Get him in there. Deadline is November 30. If you are on the Rental Program this can be handled for you. Whatever the case, fill out the form stating your intentions. If you have questions please contact Maria at our front office as Paul and Patrick have made a list of what is needed by whom as best they can. No staff member will “try turning” off an old valve just to see if it “might work”. They break. Get a new lever type ball valve installed by a plumber. It’s a perfect time to replace the water heater too.



## Multiple Choice Quiz

What is this?

- A. Crevice to center of volcano
- B. A stint being installed
- C. Excerpt from a colonoscopy video
- D. The crack of dawn
- E. The crack of Don the plumber
- F. The inside of a sewer stack for Unit 502,402,302,202,102

**Answer:** (F) It is a photo clip from a newly filmed action-packed movie thriller of a video camera tunneling deep into the bowels of the Sea Shell. Inserted at roof and headed to the ground.

Note the crack in the pipe at lower left. This is a bad thing. Consequently we need to expedite relining our drain lines **sooner than later**—here is why: Once a leak and water damage occurs within a wall, it is necessary to remove drywall because water damage causes mold. Based on the unit, there is often tile or other wall coverings which must be removed, patched and it will not match. The aggravation for the repair is far worse than the cost to prevent it. One stack went bad, others are just around the corner. A couple years ago we anticipated this need and created a reserve account and small assessment. As our concrete restoration project fund was slightly deficient due to additional repairs, we transferred some funds to cover that important need at the time. It is now important to have our plumbing issues resolved before more problems occur.

So how do you reline a cast iron pipe without tearing out the walls? Do you glue 10' sections of PVC pipe? Or do you just find a very tiny plumber and stuff him down the pipe starting at the roof. You call a company specializing in a liquid reline to apply a fiberglass-like coating around the interior circumference entering at roof level. This applies an approximate one-quarter inch thick coating to replace what has rotted away. This has a 25 year guarantee.

Advantage--No one has to go into a condo and rip out walls as it is all done from the roof opening. Now that's cool, but it isn't cheap. Finding a company available to do it is a chore in itself as it is so specialized. The cost to redo 24 stacks at last quote was \$113,000 which is \$4710.00 each or about \$2355 per condo on average. The Board is determining what reserve funds may be tapped and then figuring an assessment in payment stages to cover the expense. Compared to ripping out walls in every unit it is an economical alternative. There is no choice in this. A mess was created in 2 condos already because of a cracked stack and more will follow in the same obsolescence time frame. If anyone wanted to start a side business, this is the one to get into. Every condo in the area built in the same era is experiencing same issues.

## **What smelled in the front office?**

Paul and Patrick were ruled out because they were working at the beach. The 3 ladies were ruled out because...well, because they are ladies. Where was the dampness under the carpet and smell coming from? The cast iron underground sewage pipe traversing our office between the men's room to lady's room to the exterior PVC in our south driveway cracked. Excuuuuuse me, but sometimes "shit happens" and we deal with it. On August 22 and 23<sup>rd</sup> the public restrooms were shut down to do a pipe relining at a cost of \$4800.00. Now we are high and dry. Come on down to the office restrooms, sit down, and have a good flush. Carpeting was replaced Sept 16.

## **New Owners & Renovations**

Congrats to Ron and Carol Roeder from Colorado who are now multi-unit owners. Double the fun! They recently purchased #208 and are doing a major renovation. We'd like to also welcome Dave and Lisa Uzzel from SW Ohio who purchased #210 and also are renovating. The building chaos continues with #501 getting a new lease on life, #304 is undergoing a major overhaul and #106 is getting a facelift by Paul and Patrick and Maria. Additionally, several condos are smartly replacing old windows with new hurricane impact resistant replacements. For the next couple months it may resemble a war zone.



## How many people will fit in a VW Beetle?

- How many midgets will fit in a phone booth?
- How many guests can stay in a condo?
- What is the square root of 36?
- What is a square root?
- Is it a round root that has been shaved with a Ginsu knife?
- The answer is 6 (in a 2 bedroom unit).
- 6 peeps, so all can sleeps.

Why 6?—we are not a housing tenement or youth hostel. If there are more than 6 people in a unit

there is a 95% chance there are 2 or even 3 cars. Chances are the group is a local rental from 1-3 hours away in Florida looking for a swell time at the beach. That's a nice. Fun times for all. But what if every rental had 2 or 3 cars? Where would they park? That also means there is overcrowding, no place to congregate and people spill out onto the balcony and walkway where they are loud, generally drunk, obnoxious. Everyone likes a good time, but when they bother the little old lady from Pasadena and everyone around them it is a problem.

Yes, this scenario occurred in June. The sheriff was called in by other guests. This gives the Sea Shell a black eye with reviews on the internet. Overcrowding also means beach lounge chair hogging and fewer won't have a place to sit. More toilets are flushing, more showers running, and we have a higher water bill paid by every owner at the Sea Shell on our common water meter. Moral of the story—be considerate, follow the rules and local fire marshal and zoning codes. If you are doing your own rentals, don't overload your unit just to obtain that rental no one else wants. Not only will damages and wear and tear be accelerated in your unit, it causes a problem for everyone.



## OH NO, we have to Tow!

Parking is getting a little out of hand during busy times. Effective with the new season any car parked on premise without a valid parking permit will first be "friendly reminded" to obtain a parking pass. If no action occurs within a reasonable time period and we cannot determine who it belongs to, it will be towed. Signs will be posted in elevators

and welcome packs to communicate this. We do not want to upset guests. We do want to make their experience better by providing a place to park. It is essential every guest register at the front office to obtain their permit. They will be asked to provide a driver's license or other official ID, provide a cell phone to contact in case of an emergency or the car has to be moved, unit number and occupancy dates.

This is no different than at any hotel or ski resort condo or big city parking. There is 1 space assigned to each unit and tall vehicles do not fit. We have 9 overflow spots and 5 staff members. Each car requires a parking pass. If you rent through SSVR, this will be easily communicated to your renters and should not be an issue. If you rent on your own or through a 3<sup>rd</sup> party, it is your responsibility to inform your guests and your agent. Unequivocally, most parking problems are by those who do not rent through our internal program.



## Meet some folks!

(left) Maria Chavez-- our licensed condo association manager. A big thanks goes to Maria for the well organized and highly conscientious effort to spend our money wisely keeping us on budget. Our building is getting older and it seems every week

new issues arise and she and Paul are on top of this. She is very good in the thought process dealing with the many oddball issues that arise and working to find the best value in vendors. Your board has complete confidence in the decision making and accuracy of the business side of the condominium. Thank you Maria for doing a great job.

(right) Mrs. Lourdes Llenado—what a pleasant person. She and her husband Dr. Armando Llenado came from the Phillipines in 1969 when they moved to SW Ohio. Then they moved to Florida in Lakewood Ranch. The couple had 3 children, 2 of which were delivered by another owner in the Seashell, obstetrician Dr. Paul Debbane from SW Ohio, husband of Estelle Debbane who has served our condo on the board for many years. The Llenados stayed as guests in Debbane's condo #310. When Condo #409 became available in 1980 they jumped at the chance to buy it. Dr. Llenado loved fishing at the Point of Rocks while Lourdes and the kids would walk the beach. As with all of us, they enjoyed the sunsets and tranquility of the ocean. Armando passed 3 years ago.

## New Fire Code Sprinkler Regulation

A new and confusing Florida ordinance requires every building that offers public rentals including condos to have a fire sprinkler system. However older buildings such as Seashell less than 75 feet in height are grandfathered in to waive this expensive retrofit. This would be hundreds of thousands of dollars. There is contradiction between local fire code and the new state law as to what is exempt. It is required to have a vote of 66.6% of the members to waive the sprinkler retrofit.



Our attorney has recommended taking the vote to have on file even though this may or may not be required. He thinks it is. Fire Marshal thinks it is not. We are playing it safe and having a vote to waive installing the sprinkler system retrofit.

You will receive a ballot sheet to indicate what you wish to do. Most every mid-rise building on the beach is waiving this as no one wants to have a \$300,000+ expense and undergo a terribly disruptive construction project tearing out concrete ceilings. Please return the form at your earliest convenience.

## Annual Membership Meeting Weekend

Saturday	October 22 <sup>nd</sup>	6 PM	Toga Party on the beach
Sunday	October 23 <sup>rd</sup>	4 PM	Wine and Cheese at the Pool
Monday	October 24 <sup>th</sup>	9 AM	Business meeting at our bank

The first annual Sea Shell Toga Party? What fun! Tequila for everyone. Chugging contests. Haha. Just kidding. Disregard that first event on the list. This was just to see if you were reading. But you are still welcome to parade around in a sheet on your own if you would like or wear a toga for wine and cheese. Go for it. It is close to Halloween.

If you have not been to an Annual Meeting you just don't know what you are missing. Despite what you may have heard, they are only 75% boring. Through non-Pulitzer Prize newsletters a lot of information is conveyed in advance to stay in the loop, but this a good forum to discuss future plans, obtain opinions and learn how we can be all we can be. It almost brings a tear to your eye. So join us. Buy some cheap plane tickets, have some Clam Chowder and get in the groove. Be part of the solution. Bring peace and prosperity to mankind.



### **Board Positions:**

Terms are 2 years and stagger 3 positions/2 positions. This year 2 Board positions are up for election and two owners applied. (This is the circus town—there is a sucker born every minute)

Continuing board members are:

Larry Thompson, Russ Weaver, Rick Briggs

Suspense.....the two open positions will be filled by:

1. \_\_\_\_\_? \_\_\_\_\_ & 2. \_\_\_\_\_? \_\_\_\_\_.

Come to the meeting and find out who the two lucky winners are. As part of their victory celebrations they will buy beer for all, or not. No, they are not Hillary and Donald.

It is a time commitment to serve on the board but an important task to make decisions that affect preserve and enhance everyone's investment. Please extend your thanks to those who offer up their time on a regular basis to help you. Because the Board received a 200% pay raise last year the salaries will be frozen this year.

### **The Big Rewrite**

Have you ever read all of our condo declaration and all of the amendments over the past 40 years. Good luck. Not only are certain items hard to find they might now be out of date, especially those parts about how fast you can crank the Gramophone. We will be soliciting bids from local attorneys to bring us into the current decade and simplify our governing documents. This may have a cost of \$5-7,000 in legal fees. It will require a vote of 75% approval to adopt the new condo declaration. This will most likely occur in early part of next year so everyone has a chance to review changes and to provide input.

## Beachfront Planning



We would like to increase usability of our land at the beach, especially in the unused corner behind the BBQ hut. Having a 2<sup>nd</sup> or 3<sup>rd</sup> grille and more picnic tables would be beneficial. A meeting was held with the Zoning and Planning commission to explore what can be done and what is required. Some good ideas came forth. Due to zoning changes since the condo was built and oceanfront setbacks we are somewhat restricted, so some

variances and engineering is needed to gain approval. We will continue working on this. Quotes are being obtained from The Tignor Group and Ericcson Engineers. The general idea is create a larger BBQ area, create a more maintenance-free structure, and create more shade. And if we happen to hit oil during this whole thing we can invite Jed Clampett to vacation with us.



These beach lounges are available to rent on a weekly basis for our guests. They are placed by the Cabana Beach Boys. When they are rented, we receive a small piece of the pie for allowing them to be stored on our property. So far many Seashell guests have rented them. Having the ability to move chairs closer to the water is well received.

## Reserve Study & Maintenance Fee—

Our maintenance fee has been fixed for the past few years as we are trying to minimize expenses. We fund our reserves to reflect what the costs actually may be for your protection. With inflation running about 2% a year, to keep parity, maintenance fees should reflect actuality so we do not go underwater. When we have unexpected items or known future items beyond our general operating budget it is either a 1x assessment or the maintenance fee needs raised. Most owners have always preferred paying the piper now with a 1x assessment if needed. Prior to the Annual Meeting our budget will be determined and we can advise of what is required and what our plan will be to cover expenses. Whether you live in a house in another state or have a condo at the beach, Rosanna Rosanna Danna says, “it’s always something”. If you don’t know who RRD is, you are just too young. Look her up on Youtube.

## Internal Rental Program

For any newcomers to our building, Sea Shell Vacation Rentals (SSVR) is our internal management and rental program. The office takes care of all of your internal maintenance, books your unit and simplifies your life. As a participant your renters also receive free use of beach towels. Each time the unit is rented a 15% (10% owner assist based on dates) commission is charged to pay for these services. You still have flexibility to use your unit whenever you want, advertise, book your own rentals, etc. but the office handles all the tedious back end stuff, cleaning, pays your sales taxes and takes care of renters while on site. It’s a total relief and benefit if you do not have the time or patience to market, book, rent and manage this on your own. Any questions how it works or the benefits—contact the head of the Rental Committee Larry Leyser, owner of 207 via email at: [Seashellcondo207@gmail.com](mailto:Seashellcondo207@gmail.com).



**Curb appeal has come to a condo near you**



*Photo above—giant bushes were removed (by hand, 4 of them). New irrigation was installed. New plants planted. Mulch delivered. This photo taken in July. The plants are growing in nicely and we have a much better appearance. Great job Paul and Patrick.*



## How refreshing. 106 is getting a refresh.



Adios popcorn ceiling. Take a hike slab doors. Bye bye boring paint. Hello twisty multicolor tan bedroom carpet. Let's hear it again for the Dynamic Duo. (or is that the "Do Over"?) Gradually we are making low cost improvements to our Association-owned condo #106. This makes it more rentable and that is a good thing. Whenever it is rented, the income goes to every owner and is part of our operating budget to offset expenses. The kitchen cabinets still need

replaced and we still have blue laminate counter tops, but slowly we are making it more desirable. This project has been completed over the past 30 days and is looking good. You may even want to use it for your overflow guests.

## Hot fun in the summer sun



Summer was toasty. This year was HOT and humid. The Gulf water temps were in the 90s. Yowzer! It wasn't that refreshing. The dermatologists of the world are rejoicing that shade tents are used. Summertime is primetime and busy on the beach, but at least the roads aren't crowded. Wear your sunscreen. Insist your *too-cool* teenagers and grandkids put on sunscreen and wear protection as it will bite them later in life. Looking like a lobster isn't that cool. Get that wide brim hat. Life is too short to have scalpels slicing spots off your head.

*See you in October!*

*Rick Briggs*

President  
(because no one else will)  
Sea Shell Condo Association  
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