



October 2018 Avail only via email. Save or print to cherish

COOL SANDS

Newsletter for Owners at the Sea Shell

First of all..this newsletter is longggg overdue. So pour a glass of wine, make a cup of tea and settle in....this will hopefully explain many items affecting operations of our little piece of paradise.

Red Tide is the Topic of the Day, the Week, the Month..the year

Fasten your seat belt as this could be a long stinky ride. It has knocked the wind out of tourism sails along the SW Florida coastline.



This phenomenon took everyone by surprise. Us, other condos at Siesta Key, the county, fish and wildlife and even state legislators. The wildlife and economic devastation has never before been this extreme.

Thanks to a few SeaShell condo owners and our limited staff who manually picked up and bagged the gross smelly things; but the

reality exceeded manual labor. A fish pickup-schedule with our staff was determined and we hired temporary labor for the weekend but the “fish just kept a comin”. Man against ocean... the ocean is winning.



After constant phone calls, Sarasota County beach raking machinery became involved on our end of the beach with every-other-day basis. The week of Sept 22 the county hired people to hand pick up fish. However--dead stinky fish are not the only problem—the water is brown, the air quality comes and goes smelly based on wind direction. Who would even want to get in that water anyhow?

When manatee and dolphins are turning up dead this is not something you want to get in your mouth. We had reprieve for a few days after an eastwind blew the red tide outward but prevailing wind and tide brought it back like a homing pigeon. And like most pigeons, it crapped on us. It is not expected to leave anytime soon. Some official websites have stated it may take until December.

Over 160 miles of coastline is affected. St Pits/Dirtywater Beach hired fishermen to net the dead fish before they washed ashore. My neighbor took his boat out 8 miles on Sept 19 and found dead fish floating as far as he could see including 36" Groupers.



The City of Ft Myers is asking full-time residents to please “go out to dinner at the beach restuarants” just so they can keep their doors open and servers can obtain tips. Everywhere housekeeping staffs for condos have no work because there are few rentals. You can see where this is



going..there might be some real estate deals if owners cannot make mortgage payments without rental income. Let’s hope the winds of change blow through but not a hurricane. State legislators are either pointing fingers or scratching their heads. The sugar company is running full page newspaper ads saying “Don’t blame us on Lake Okeechobee”.

Turn lemons into lemonade. This is as good of time as any to take portions of our building down for repairs with cast iron pipe replacement as we have few guest bookings to work around. We tried to expand the plumbing scope and move up May 2019 scheduled work but our plumber could not accommodate. If any owners have a new floor to put down, major remodeling, need a new kitchen, freshen up with painting, now is the time. You will be losing little rental income and noise will bother few if this continues

Condo Concern---Hurricane Impact Windows

Several condos still have unrated “Non-Hurricane” windows. Please check with the office to see if you are on the list. The office can put you in touch with window companies that have been doing replacements. If window breakage occurs in a storm, water will flood our entire building. That thing called gravity is an issue. It will be devastating to EVERY OWNER if a breach occurs.



Case in point Cyrstal Sands, Excelsior—when the tornado hit-- windows were blown out. Water came in on upper floors and flooded all lower units. Mold grew. The buildings were uninhabitable. No rents for anyone if the building is condemned by the health department in addition to mega reconstruction costs.

The Board is voluntarily giving each owner until August 2019 to have all windows and glass doors replaced with impact resistant. Please take this

seriously as you/we are playing with wet moldy fire. We are on the ocean. Hurricanes happen.



Those ancient Indians running naked on the beach at Spanish Point a thousand years ago who proclaimed “Sarasota to be immune from hurricanes” did not read the wall engravings explaining climate change. FYI--Gulf temperature was 87 degrees as of Sept 24, above normal. News reports this past September is 2nd hottest in history. Think this has anything to do with red tide that won't go away?

Cast Iron Pipe Replacement update



We are extremely pleased with the quality of work, the professionalism of the plumbing company and the cost to have the project completed by Thomas Blanton Plumbing, a smaller company based in Sarasota. The project is being completed on a systematic stack by stack basis over a 2 year period. The county inspector has stated to us—“Hang onto Thomas Blanton, he is one of the best”

We see it. Thomas and his crew are there day in and day out. Unknowing to many-Thomas has been undergoing chemo treatments for the past few years in alternating weeks. He has days he can't work but his crew is there, and good days when he is present, but his positive attitude is unwavering. Through local references we knew Thomas was the guy we wanted to complete our project. We could not be more pleased to work with such a quality-conscious and genuinely nice person. It is hard to find good, honest, reliable contractors in Florida and we are very fortunate.

What is in the veins of your body?.It is shocking what can occur in 40+ years. You would not believe the rusty and corrosive condition of the pipes being removed. This project wins the **#1 AWARD for biggest P.I.T.A. in the history of Sea Shell.** It has taken so much additional staff time and owner inconvenience to administer. Your patience and understanding is appreciated when unexpected items occur with a project of this magnitude. So be nice.

- The 04 stack was completed in Oct-Nov 2017
- The 09 stack was completed in April-May 2018
- The 05 stack was completed in Aug-Sept 2018
- The 03 stack with unit 502 was completed in Aug-Oct 2018
- The 02 still in progress through Oct 2018
- The 01 still in progress through Oct 2018



Fall 2019 Schedule

The 06 is scheduled for Aug-Sept 2019

The 07 is scheduled for Aug-Oct 2019

The 08 is scheduled for Sept-Oct 2019

The 10 is scheduled for Sept-Nov 2019

REITERATION for the TV Nation---if you are replacing any TVs....



Stick with **Samsung** or **LG** as these brands have known good tuners. Stay far away from Westinghouse, Element, Toshiba, Vizio, Seiki, Deiki or Docki, etc.. Our QAM digital TV system is "in the clear" without needing to use any cable boxes. Rather than your TV acting like a dumb monitor, the TV must be actually capable of tuning channels in a quality manner, so get a good one. Also, never use those cheapo push-on jumper cables. They leak digital signal.

Because the Sea Shell operates its own satellite-based cable TV system, our monthly rates are 50% less and premium movies and free internet is included. This saves about \$100 per month per unit that an owner would normally pay out. With the newer DOCSIS 3.0 cable modem system we have had ample internet and wifi speed for the purpose.

Oddball issues take a lot of time...

Sometimes owners ask—what goes on down there? How does the staff spend their time? You would not believe the oddities that come up with both owners and guests...here is one example:

Termites—this was a fun one and took a lot of staff time. The end result could have been terrible. A renter complained to the owner of a self-managed unit about bugs. Upon inspection the bugs turned out to be termites brought in when the owner remodeled with used cabinets. Our regular condo exterminators wanted to "tent the entire building" to 100% get rid of all termites. This would have literally killed all of our rental business for 2-3 weeks. Then the reputation of being infested with bugs and long-lasting photos on the internet of our building under a giant red tent would have had negative repercussions for years to come. What a P.R. nightmare. So instead of 3 cranes and giant tents and \$40,000 expense, intensive spot treating and inspections were done on the particular unit and the adjacent units. We dodged a wooden particle board bullet.

Question----What is our most precious commodity in life? Money? No.....time.

Request—Please be respectful of our staff time—they are working for all of us

When we analyze workflow and office efficiency we find a LOT of precious workday time is spent with armchair quarterback owners. Of course your opinions and ideas are desired, but please do this in an efficient manner. Think about it, if every owner called 3-4x per week for 20-25 minutes there is little time to actually have work completed. Many calls are from self-managed units asking for the association assistance. This is why we have an internal condo management program to provide assistance if needed, and that cost is paid for through rental commissions. To free up staff so that they can get their work done that benefits everyone, if you have a concern and need to call—please be brief. Alternately, just use email. Brevity will also free up our 2-only phone lines for important incoming calls and outgoing association issues.

County Sales Tax

Unless rented to a non-profit tax exempt, all rentals are subject to collection and remittal of county sales tax. This is one benefit of the rental program as it is included. If some rentals-by-owner do not collect and remit tax the liability is on the owner. It goes unsaid not paying required sales tax does enable a lower rental price/generate more income. Maintaining a fair playing field on rental prices within our building does keep the peace. We have been advised by local tax officials that investigations are now being made in an effort to generate county revenue. This is a heads up to all. If you rent on your own or augment SSVR placed rentals, it is your responsibility to track and report, as the association will not do this for you.

Annual Membership Meeting Weekend--Party Time!

Sunday October 21st 4 PM Drinks/Deadfish hor d'oeuvres at pool

Monday October 22nd 9 AM Business meeting at St Boniface Church.
Go north on Midnight Pass to the fork, bear right.



We rented the church from 8:30AM to 11AM. We will begin set up at 8:30 so our meeting can begin promptly at 9AM. To make sure we complete our meeting in the allotted time we will be staying on topics and on schedule. Continued unofficial conversations may occur after at the Sea Shell.



Raffle Prizes at this year's Sunday social!

Many of our members are business owners and have something of value that would be a great raffle prize. So let's have some fun. If several people could donate a prize of some sort, (or buy a \$ 10-25 prize), we will pull con-



do #s out of the hat for the fun of it. So far a 32" TV has been donated. **Who else has something to bring from their business, or from someone they know? Whatever you have, bring it!**

Clean undies for all

Laundry Circuit(s) --As you may remember the Seashell had been waiting out an agreement signed a long time ago for an iron clad 10 year auto-renew contract with the coin-op laundry mafia. Big black cars with running boards and guys with machine guns would empty the quarters out at 2AM. Finally the tight window-of -cancellation- notice arrived which was something like between noon and 4PM of the 5th day of the 6 month prior to the 10th anniversary of the original contract by certified letter. (I personally had this day marked on my reminder calendar for over 5 years.) Whew!

A laundry equipment reserve category was set up by the board a few years ago and as equipment has broken we have gradually been buying new equipment from the proceeds of the income.

However, one thing that isn't new is the wiring from our main breakers to the laundry rooms. We are obtaining quotes on new conduit and circuit as we are having an issue on the 1st floor and possibly others.

Board of Director Assistance

I can't explain how difficult board positions would be without the incredible behind the scenes effort of our Condo Association Manager Maria Chavez. In my 16 years of ownership at Sea Shell spanning 5 different CAMs, and from talking with others who own condos in other buildings, I feel we are fortunate to have someone behind us to watch over our investments as if it were her own. She is available nights and weekends for emergencies and does this as needed. She makes sure that everything done by contractors is up to par, the prices we pay are in line, and that equality exists for every owner. We all can rest easily knowing wise decisions are made day in and day out. She is very dedicated to the association. Not to steal a line from any insurance company's ad—on behalf of the board “we are in good hands”. This photo may not have been her finest photo moment, but after-hours she was investigating an intermittent attic leak on 5th floor.



Sometimes an owner or board member may suggest something and it will be Maria who knows FL law as to what can and cannot be done. She is keeping us legal and protected. In the near future the Board will be evaluating job descriptions and requirements for positions. How a condo association and rental program operates now is different than 10, 5 or even 3 years ago. Whoever heard of AirBnB? Is that an Orville Redenbacher device? Marketing and management is all digital so a top down evaluation of everything we do, how it is being done, and by whom is needed.

Board of Director Positions

Terms are for 2 years and stagger 3 positions/2 positions. This year 3 Board positions are up for election and there are 5 suckers. (applicants). This is not a picnic and certainly has no stature or reason to beat your chest. It is a pain in the butt and a bunch of work. Anyone volunteering to run must understand this requires involvement, research on topics, and good decision-making that effect the entire building. For anyone that is not elected your willingness to contribute is appreciated and there are plenty of other areas of help needed.

Continuing board members are:

1. Rick Briggs
2. Larry Thompson

Three to be elected. Suspense is growing...(Jaws music..."doo-doont..doo-doont...doo-doont")

3. _____
4. _____
5. _____

The election will take place at the commencement of the annual meeting. If you cannot attend our meeting on Oct 22, please mail your ballots and proxy votes in advance.

Condo Declaration Rewrite

Our governing documents are over 40 years old and have mountains of amendments. It is hard for anyone to know anything. A lot of items have changed in State law, so a legible, easy to read document is needed.

The Board had a meeting with our Association attorney Kevin Wells last spring whereby the procedure was discussed. Maria attended a document rewrite seminar. We hope to complete the project this 2018-2019 year. Our committee and chairman have been selected to handle this important task. On behalf of everyone at the Seashell we thank those who have volunteered and will be assisting in this important task as the work will begin soon.

Unit 309 --Cheryl Hill--Chairman

Unit 403--David Tarizzo

Unit 509--Steve Sidwell

Unit 207--Larry Leyser

Unit 307 --Dennis Palmer

Units 507 & 110 --Carol Roeder

Unit 506 --Michael Alperovich

Big Thanks to Board Members and the Finance Committee

Steve Sidwell has become the hero of the past year and everyone should give him a huge round of applause. Better yet, buy him a bottle of delicious local Drum Circle Distillery Toasted Coconut Rum. You can get it for \$20.00 at Costco. With his accounting background and attention to fiscal responsibility he has worked on many important administrative projects these past few years that benefit us for years to come. Steve has also taken courses on condo association management designed for Directors to better understand the legalities. Note: all Directors are advised to take these courses (with all their spare time of course). Thank you, Steve for all your painstaking research and thoughtful contributions and ideas to make Seashell a better association.

Mike Grammatico—owner of 204, is a newly appointed board member this summer who filled the position vacated by Russ Weaver. Mike is our new treasurer and has been working behind the scenes with other board members and Maria in preparation of our 2019 Operating Budget. Prior to his board appointment Mike had been volunteering on 2 Seashell committees-- Rental Committee and Finance Committee. Mike is First Vice President and Senior Financial Advisor with Merrill Lynch, and holds a B.S. Accounting and Business School Degree. Thank you for your involvement and bringing your expertise to the land of the free and the home of red tide.

The Finance Committee—formed in 2018. With some highly capable talent, our Finance Committee and Board of Directors developed a better policy for storing our reserve account money, operating accounts, and more. Previously little interest income was generated on accounts with money “we are required to sit on”. Now with an investment policy our funds are in tiered accounts earning varied rates of return available for withdrawal at different time periods so cash is available if needed without penalty. Also, instead of having all our eggs in one basket, funds have been divided between institutions and accounts so that FDIC caps on insured amounts protect Sea Shell.

Ask our front desk...”How have times changed?”

- Guests are more demanding
- The timetable in advance of making reservations has really shrunk

- People are nit-picky cheaper
- People look for ways to not pay for something
- Stays are shorter
- The internet has made both owners and guests experts on everything
- Red tide is worse
- It seems to be getting warmer
- There is a newsletter and it just got longer

You can see Texas from 501!

Russ Weaver's 501 is for sale if anyone wants the luxury penthouse suite--one of the most often rented condos in the building throughout the year. Yes...it might cost a hair more for the purchase but it's only money. While he is still around, please thank Russ for his years of service on the board. We wish him well in his future travels by train, Cessna 310 airplane, giant RV and whatever else he finds himself in.



“Mr. Rourke, de plane de plane”

“I can see the beach and I don't have to stand on a ladder.” WOW! What a difference. This project would not have started had not the hurricane last fall huff and puff and blow our fence down. What a view! Now we can see our biggest asset—the water.

The planning took a little while to determine what we wanted and where. Excessive rain delayed the post setting. This fence is made with 6 X 6 treated posts covered in vinyl, has interlocking composite bottom and when complete will have a spikey aluminum picket top to match the side wall fencing. It is such an improvement. Originally the budgeted plan was to replace only the existing wood fence on the right

side of the gate...because we couldn't see what was on the left side due to bushy overgrowth.

Prior to ordering the fence we cleared the SW corner to look for dead bodies. We found a rusty chain link fence interspersed with vegetation. Next came the plan to extend the same new fence behind the BBQ hut. Now this high-priced beachfront real estate could become “a quite lovely” location for storage of guest bicycles and kayaks.



Mr. Rourke, I don't need a key to go swimming. But what is the code?”
Handy-dandy lighted keypad on both sides of new gate
Shhhhhh..... (code is 0818) (who picked that code?)



Before



After, but not completed yet as of 9/28/18

Rental Committee Update (SSVR)

Board member Larry Leyser has been the Chair of this committee and a cheerleader for all to generate more rentals for those utilizing our internal rental and management program. He put down his pom-poms and picked up the PC. With the options of advertising changing with Air BnB, VRBO, Homeaway and our own updated Sea Shell condo website it is a constant battle to win rentals for our building. More rental income directly benefits everyone in the building. Larry has a lot of this figured out. For the many units within our program which also benefit by enrolling in the group account on VRBO, Larry is the guy that replies back at 9PM, 11PM, on nights or weekends when the office is closed. On behalf of those participating in the SSVR, thank you Larry for upping our game.

Maintenance Fee Determination—

Now is the time for another glass of wine before reading on. If you haven't dozed off yet you surely will as this is a little boring, but important to know.

Background refresher—there are two types of expenses paid for in the monthly Maintenance Fee:

Operating Expenses—day to day expenses

Reserve Account funding —an accumulation for future repairs based on forecasted life expectancies

Within reserve accounts, the State requires funding of

1. Roof
2. Pavement
3. Painting
4. Anything over \$10K

Funding of other items is based on what is decided by the particular condominium. Most condos have 6-12 categories of expected future repairs. A category can be funded 100% so that money is available when expected to be needed or the category can be funded partially, but then potentially have large assessments frequently. For years the Sea Shell has attempted a “fully funded” reserve account to minimize surprises, and then fill gaps with a small assessment. Excess money is not collected sitting idle but we are not continually robbing Peter to pay Paul or risk getting caught with our pants down when multiple big items come due simultaneously. It is kind of like the federal government: having a balanced budget or increasing future liability with deficit spending.

According to FL state Law the reserve account can be one of two types:

A. Separate component account

Each item has its own accounting. Roof, elevator, generator, pavers, etc.

Money is accrued and set aside for that particular expected future expense.

This is considered the most accurate method for insuring \$\$ available when needed.

B. A single “pooled” account (not a swimming pool)

Collectively all the funds are in a big pot and allocated.

The Seashell uses the “Separate Component Method”. Although money may be residing in a reserve fund waiting for the future use, it is allocated on a particular schedule for an upcoming specific purpose. If we did not fund properly we would have a lower monthly maintenance fee, but would frequently have large assessments to pay for replacement/repair items.

2 years ago an analysis was conducted on reserve funding of individual components, operating costs and expected future repair items. It was determined for sound fiscal responsibility to “try to fully fund” with the information known at the time. In 2017 it would be necessary to have a \$ 76.00 increase in the maintenance fee. To minimize impact to owners, only 50% (\$38.00) of that increase was decided to go into effect 2018, and the other 50% (\$38.00) would be added in 2019.

Well folks....it is 2019 and things have not gotten any less expensive. So the fee determined 2 years ago still needs to go forward. That really is good news considering the age of the building and expected expenses. We still have a reasonable maintenance fee with a condo building of our limited number of units.

But wait...there’s more. You can get a set of **Ginsu** knives if you act now... (oh, crap)



Kick the Can vs Fix the Can?

The judges have voted to Fix the Can
And preserve the value of our investments.
Make Seashell a nicer place for guests.

If we have unexpected expenses outside of our operating budget or reserves it needs to be paid for. We run a pretty tight ship and do not overly charge for reserves or operations. In the past year we have encountered some unfunded items that need some TLC:

1.BBQ hut roof—this has seen its better days and annually the thatch is replaced. It looks pretty shabby and wobbles. We need to rebuild the roof trusses, install new sheeting and install either a more permanent shingle roof or possibly a Key West-like steel roof. Ballpark cost: \$8,000-10,000 up.



2.Pool Filtration System—(formerly called “the pool pit”)

We have been ***swimming on borrowed time.*** Will it make it? Will the pump and filter system die on us during the peak of summer? It is out of code and beyond its last gasp of water pumping. With depletion of the pool reserve to resurface a few years ago the pool reserve lacks funds for a new filtration system. A Pool Engineer was hired for design specs and to obtain the health department permit. Bids were obtained to install the new system. Estimated cost is \$25,000 and we have \$5,000 in that reserve account. \$20K needed.



Currently we have a non-compliant “DE” filtration system. It barely keeps up in the summer with high occupant load with slimy sunscreen bathers. In fact we worried it would crash July 4th week and had numerous issues. The new system will utilize 2 tower cartridge filters. The system will be smaller. The same gas heater will be relocated. The new system will be capable of adding the soon-to-be-required 7 day monitoring system. Although the county specs are incomplete, and the equipment for compliance is not ready for prime time either, that future cost is expected to be about \$6,000. The new system will be ready to add the monitoring when “the saints, oh when the saints go swimming in.”

The pool will be out of commission for about 4 weeks during the installation and with the 6 week permitting process it is scheduled Mid November to Mid December.

3.The beach fence—there was never a reserve for this and Irma blew it. No comments in mixed company. Irma did a swell thing as we would not have realized the view we were missing. When complete, the new fence will be incredible. A \$9,000 allocation to replace the fence was made available. However the fence project grew in width across the entire property for an additional \$7,000. We also will be adding 3 full height panels to keep the public pee-ers and public poop-ers off our property along the public beach access 12.

4. Pool area/office restrooms—we had a flood. Twice. Toilets and drains were plugged by users and water overflowed throughout the restrooms, under the wall to the office. The carpet was replaced in the office with tile as a permanent fix. Gosh, darn, gee Wally-Our 1970’s architecture had no provision for super-poopers. Evidently they ate more bran in those days. There is no water containment in the common restrooms. Therefore the concrete floors of both restroom floors are being sawcut with new trench drains installed. Cost \$ 7,000. Then new tile floors are needed, walls painted, new partitions to modernize. Cost approx. \$ 5,000.. Total \$12,000 just to let ‘em rip. These 4 items add up to \$49,000. With a 10% construction contingency and an add on for small miscellaneous...***the good news is...for less than 1 week’s rental income*** in the off season we can pay for all this. Such a deal. \$ 57,600 / 48 units= **\$ 1200 per condo**. This is the amount of an

assessment needed for 2019, optionally payable in one lump sum prior to end of year 2018 for tax reasons, or split into **3 equal payments of \$400.00 each due March, April, May of 2019** when the big high-season rents arrive.



So for right now....That is our pressing business to keep the U.S.S. Sea Shell afloat.

Don’t tell me...there is more?

OK. Don’t read any more. Go to bed. It is hard to handle all this great news.

Here is some food for thought. While so much great news is pouring forth there are some items on our wish list to get done either now or at some time in the future as they are more cosmetic than functional requirements.

Elevators: Update or Replace? Now, future?

Standing in an outdated looking and low-ceiling-height elevator cab does not present the image we desire. Research is being conducted and quotes obtained. We have been advised it can take up to 2 years for customer elevator cabs to be constructed and installed. We have funds available in reserves for elevator replacement and this could be used for a complete or partial upgrade. The mechanics of the hydraulic plunger system are separate from the parts you see. Here are some prices for reference:

The following are various options:

	<u>cost</u>	<u>suggestion</u>
1. install new infrared interrupter curtains on both	3,300	good idea
2. Buy 2 new cabs that are brightly lit and 10" taller	35,320	could use, extra height helpful
3. Buy new exterior doors on 6 levels	33,840	don't need?
4. Refurbish the 6 levels of hallway door skins	12,840	don't need?
5. Refurbish the door jambs of hallway doors	3,180	don't need, they get banged up
6. Install a gradual start/stop to the motors	5,034	are false teeth coming loose during a jolt?



Sale of Condo 106

How the legalities of a sale would be conducted, the tax ramification to the Seashell and what the net end results would be were are being analyzed by the Finance committee. The more the topic was researched the more complex it became with a number of issues. It is not black and white.

One of which is: the unit is owned by everyone. We all have a little more slice of paradise. And that means any banks with mortgages on any units all have a little more slice of paradise and they need to officially sign off on the sale of any commonly owned property. Then there is a capital gains tax issue going from zero basis to estimated i.e. \$400,000 to 450,000 proceeds after expenses which is another topic depending upon who purchases .If current owner buys the unit then there may not be taxes.



With an impending rewrite of the condo declaration, dividing operating costs by existing 48 units or new 49 units plays into the declaration. Smart use of time would be to sell unit the first, then redo the docs with revised number of units. However we do not want to delay the doc rewrite until this is all figured out and we have been advised this is not a difficult change to make at the last minute.

Bottom line—most everyone agrees “Let’s sell that sucker” and then use the proceeds to fund capital projects, reduce reserve needs and hopefully lower the maintenance fee at some point. We have improvement projects like electronic door locks, beach renovation, adding a beach fountain that spurts Corona and margaritas, repair elevators, light fixtures, etc that could be paid for with some windfall income. And we might reduce maintenance fees with lower reserve funding.

In the past year the Association spent around \$6,000 to fix up Condo 106. It was money well spent. It rents slightly less because it has just 1 bathroom. It generated \$36,000 in income last year and this is shared by all owners with those funds going into operating fund. The more it rents the better for everyone.

Editors note: It's my time for a beer now.... You've been drinking the whole time.

Storm Drainage

Q. Is there a light at the end of the (sewer) tunnel? ...

A. Heck no! Are you kidding? We don't even know where the end is!



This photo was taken just up the beach after 3" of rain fell in an hour. A storm drain discharge pipe dumps onto the beach and a "river" is created to take the water to the gulf. We would not have this amount of water, nor this deep of a river, but water would not be lying in our parking lot for hours or days.

An alleged 24" drain pipe runs the length of each side of the Sea Shell building and empties somewhere on the beach. Few local companies exist with industrial sewer vacuum trucks. We have obtained one quote so far for \$ 3,000 per day with an estimate of 2 to 3 days. After sucking our pipes clean, a video camera would be used to inspect the length of them for \$3200. Yes, having this expense really sucks, but that is what vacuums do.

Good news---\$\$\$ is available----due to change in mandatory engineer inspection policy

State law changed. No longer mandatory to accrue for and pay for 5 year structural inspection. The Engineering Lobby that pushed that one through state legislature isn't making money anymore. We have 6K accrued in that account. Our plan is to shift those funds into the **search and rescue program** for our storm sewer end-of-the-pipe. Also, since our plan is to sell unit 106, then we no

longer need to accrue renovation expense reserves. Therefore those funds may also be transferred into a drainage solution and we will have \$\$ available to fix this situation. You will no longer have to cross your legs when it rains...the Seashell may one day be able to take a leak.

Internal Rental Program



Relax.....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, handles internal repairs, 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.

Often guests who do not rent through our front office and instead do directly with an Owner or a 3rd party do not understand we have no authority to assist within their unit. Should an issue arise they are referred to contact whomever they rented from.

Let's have a little class folks?

Well...this is America...the land of free enterprise.

Would you believe on multiple occasions guests have reported to the front office-- while lounging on the beach-- they were solicited by Owners within our own building to “book their unit next time instead”, and at a rate lower than what is published on the Seashell website. And with a couple reports this was not a “casual in conversation” exchange but a deliberate sales pitch. Seriously? C'mon.



Kudos to Paul Bittigar

He can fix things. He can build things. He can supervise contractors. He can train our groundskeeper Carlos. He can help guests. He can walk and chew gum. He can work right side up or upside down. Whatever is needed Paul does it....(well not always smiling, but he does it). Often tasks are required at odd hours when something breaks on weekends or nights. Paul is right there and takes pride to keep Seashell in tip top shape. Many of the special projects at Seashell for remodeling and groundskeeping are done



by Paul instead of hiring an outside contractor. After the outstanding job he did redoing the NW corner of our property with BBQ area #2, we are certain the new SW corner bike and kayak storage area will be just as nice. Thank you, Paul.

Speaking of Groundskeepers...Carlos is coming along with more spring in his step and a good attitude to keep our place neat and clean. After the Sea Shell went through a few short-lived maintenance helpers, Carlos has demonstrated that we can have someone who shows up reliably. He is young and new in this position Carlos knows he has a lot to learn.

Both Paul and Carlos often work in unpleasant, hot, high humidity conditions. Outside work in the mid 90's is not a happy place but both of these guys do it. Thank you.

The end of this newsletter is almost here...

Important: PLEASE return your proxy votes and ballots. If you haven't yet, do so tomorrow. You have all the documents that were mailed to you. A minimum quantity is needed to have a quorum and make our meeting official. If you have any questions please contact the office.

On behalf of your current Board of Directors we look forward to seeing as many owners as possible October 21/22. For any owners that may not be able to attend due to health reasons we will be thinking of you. In fact, we will do you one better—just ship a bottle of rum to the office and Captain Jack Sparrow and the rest of the owners will have a toast in your honor. Fair deal.

Here's to a healthy and prosperous fiscal 2019. *See you in a few weeks!*

Rick Briggs

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