



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

COOL SANDS

Newsletter for Owners at the Sea Shell

Annual Owners' Meeting Recap

The Red Tide Gods smiled upon us for our Annual meeting. The poolside social was held Sunday afternoon with a catered Italian dinner from Bravo in downtown Sarasota. About 30 people attended. Half way through the afternoon shower cooled us down for 30 minutes and the sun came out again. Thanks to everyone who donated a prize for this little bit of excitement:



Larry Leyser walked away with a new 32" Samsung TV (who then donated one of his existing to Carlos)

Steve Siedor won a \$25 gift certificate from Blasé Café

Dave Beachy won a set of AFLAC tumblers. (who then donated to Carlos)

(photo) Meeting at St Boniface Church

With the rented location being concise was required and there was quite a bit to cover. There were some interesting viewpoints and great questions. Many commented on appreciation afterwards for a concise and productive meeting. I apologize if everyone could not dwell on rehashed topics. Minutes of the meeting will be available when compiled so there is no reason to restate everything here. One of the concerns was how the Sea Shell and every other condo on the beach was blindsided with 20 tons of dead fish and a slow-to-respond Sarasota County. Just like we have emergency plans for hurricanes, we will develop one for dealing with Red Tide.

Board of Directors

Owners elect Directors. Directors appoint the officers. Here are the unfortunate ones for 2019:

Larry Leyser--Secretary
Steve Sidwell--Treasurer
Ron Roeder—Vice President
Larry Thompson—head surfer dude
Rick Briggs—President



Capital Repairs Assessment

The Board considers any assessment carefully and with our aging building sometimes non-budgeted items are needed. As indicated in the October pre-meeting newsletter a \$1200.000 assessment is needed to cover the following items: BBQ Hut Roof, Pool Filtration System, Completion of Beach Fence, and Pool Restrooms with Drainage/Refurb.



The roof of this is a “real beauty.”

Owners will have 2 options for payment at their discretion :

Option 1: pay \$1200 in full prior to year end for tax purposes

Option 2: make 3 installment payments of \$400 each in March, April and May after receiving high season rents.

Committee Chairs

Investment whiz Mike Grammatico has volunteered to stay on as our Chairman of the Finance Committee as we further develop investment plans and analysis of the possible sale of 106.

The Building and Grounds Committee has new legs with input from several people. Michael Alperovich will be spearheading this committee.

Board Secretary Larry Leyser (who has been coming to Seashell since a teenager) is continuing to head up our Rental Committee. He is looking for additional members to help on this committee.



“I do declare.” Our most important project of the year will be rewriting our Condo Declaration and Bylaws. Cheryl Hill has taken the reigns and will be running this side show. Drafts will be provided to our membership for comment in the upcoming months.

It was refreshing to have new energy come forth to work on our committees. Having a manageable committee size to get things accomplished is needed. After our formal meeting, many had excellent sharing of ideas Monday afternoon at the Sniki Tiki bar across the street. Most were able to crawl back to the condo. Topics included building and grounds beautification, rental marketing and more.

Maintenance Fee

Sweet 16? 17? 18? “Well, Chief...Would you believe 19?”

“Fully Funded”—our reserves and finances are in excellent shape thanks to sound fiscal management.

At last year’s meeting an increase of \$38.00 per month for fiscal year 2019 which starts October 1, 2018 was determined. Through sound decisions and management of the Board and Maria we ended the year in better shape than expected with a slight surplus. With the Limited Proxy Vote to “push forward the surplus” the good news is we will only have to raise the maintenance fees by one-half anticipated and still fully fund our reserves. \$19.00 will be added for a 2019 amount of \$677.00 per month. Because our fiscal year started October 1st and billing has gone out and some Owners have paid, the December statement will be used to reconcile and add the Oct/ Nov increases. Then afterwards it will be \$ 677.00 going forward. A big thank you to the diligence of Maria for bringing us in under budget.

Q's at the Meeting

Is it possible to have a service whereby larger beach umbrellas could be installed for the day and taken down at night, or rented from someone who does this?

Our association budget does not have excess to pay for a fulltime beach attendant, which would be required to administer a program such as this. Additionally we would require a locked storage somewhere. Sarasota County rules do not permit vendors on the beach so this would need to be an "internal" program. For years we have been looking into a solution for this and the best one is to collectively find an entrepreneur to run an "in-house program" for 2 or 3 adjacent condo buildings and collectively the economics might work to purchase, install, remove and store 7 days a week. Many owners simply provide an umbrella in their unit for guest use, while renters often walk across the street and just buy one for \$15.00, much less than any rental service per day. It would be nice for our resort-feel, but costly with just 48 unit which are only jam packed in high season.

Why can't I store things in the front office since I am an owner? Aren't I entitled to 1/48th of the office space for my own use?

The office building is owned by the Association to conduct operations. However, the front portion is rented to SSVR to help offset association expenses and the people working in that front office to take care of guests etc are paid for almost entirely by SSVR. It would not be fair to those who pay commissions into SSVR to have others who do not contribute to utilize the space and staff services of SSVR. The staff already spends considerable time assisting non-SSVR guests and using the office space additionally for personal storage is not practical.

Why was our staff not on the beach picking up dead fish as they washed ashore?

Thousands of pounds of dead fish caught Seashell and the entire beach off guard. If staff time was spent on picking up dead fish as they washed ashore, the other property maintenance duties could not be completed. Additionally we have had workmen's comp issues in the past justified or not. Where to put the dead fish, the reality of the still irritating air, and water that no one wanted to swim in was a consideration. A temp agency was briefly hired for this at additional Association expense but the "mountain of fish" kept on coming for weeks. Ceasing other regularly needed maintenance duties for dead fish patrol did not seem best use of limited association resources at the time. Fortunately the County finally stepped up with heavy machinery for the task.

Why is our large sign on Midnight Pass not illuminated?

An underground electrical break has occurred and is being diagnosed. It also affected our gate.

Why is there an increase in the budget for outside maintenance this year of \$5000?

Our building is due for an exterior power washing this year. It has not been done since we repainted.



Political races are always interesting. We even had some campaigning at Sea Shell this year. The governor's race for Florida seemed to be really heating up this week. Here is a shot from a TV interview on one of the lesser known candidates for FL governor. The interview was as interesting as the photo.

This demonstrates why breathing too much red tide is not a good idea.

Thanks again to all for your participation, good ideas, questions, and for sending in your General and Limited Proxy votes so we could have an authentic meeting. We all know there is always room for improvement and a lot of good ideas are flowing. Stay tuned.

Don't forget it is not all biz. Sarasota is a great place to play. Try it out sometime! Be adventuresome and get off the island. Check out local treasures like Snookhaven, Linger Lodge, Stottlemaiers, JR's Packinghouse, Big Pass Bait Shop, Solomon's Castle, the Big Cat Preserve, Van Wezel, and of course all of downtown Sarasota.

Wherever you find yourself this winter—whether shoveling snow or riding a jetski-- on behalf of your Board of Directors and Association Management Team we wish you a great holiday season.



Rick Briggs

President
Sea Shell Condo Association
rbriggs@seniortv.com

