

February 2024



COOL SANDS

Newsletter for owners at Sea Shell

SEA SHELL UPDATE

I am currently at Sea Shell and reporting cooler temperatures than normal for February! Still good crowd on beach and in restaurants though. I will try to keep focus on Sea Shell happenings for these newsletters, but occasionally add items that may be of interest to some owners who inform guests of what businesses are in the surrounding area to our complex.

It is unfortunate to report; however, our Rental Manager (Jennifer Moore) at Sea Shell did submit her resignation on February 13. The search has begun and interviews being conducted. We will communicate when replacement has been selected. Be advised that temporary help will be assisting in the interim period.

The Turtle Lighting Project is complete and many thanks to Tom Jacobs and Larry Thompson for spearheading! The complex looks great with the new lights. The last two items to be added were the overhead lights in the tiki, as well as the fan, that were put on a timer.

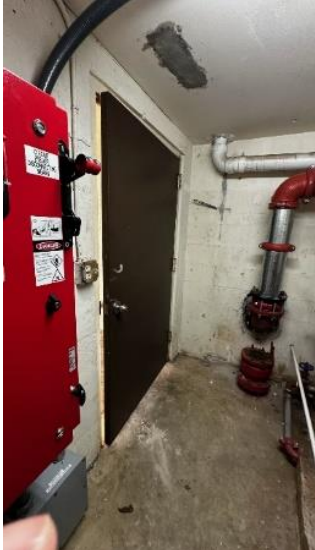


Newly landscaped fountain area – many thanks to Kelly & Steve Burgess and Skip Clark!
The Captain's Hat has also been mounted on tiki wood near the tiki.



FIRE PUMP/PANEL REPLACEMENT

Work has been completed on the fire pump and panel. Thought photos to show the before and after product would help owners understand where funds were utilized.



ENGINEERING INSPECTION

The Building Safety Act, which was put into effect May 26, 2022, mandated milestone inspections and reserve study 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. We have received our report that Sea Shell has passed the first milestone inspection and will not have to have the second inspection conducted since we passed the first.



Karins Engineering conducted the inspection and we have been made known of a few minor areas that need to be corrected and communication will go to those owners if their unit is identified. However, there were no major findings.

The next milestone is a study of our Reserve Schedule and this will take place some time this year when Karins schedules it.

CLOSINGS AROUND SEA SHELL

Davidson's Drug Store has closed its doors after 65 years serving the Siesta Key community. The U.S. Post Office within it has also been closed. The nearest post office now is located at 2875 Ashton Road (off of Swift Rd), approximately 3.7 miles from Sea Shell.

The Pizzeria that had been called Pizza Brew/City Pizza has also closed and no word on what, if any, restaurant will open in its place.

The Boatyard Waterfront Bar & Grill property on the other side of the south bridge on Stickney Point sold on February 1. Chris Brown who is a Sarasota-area entrepreneur and real estate investor purchased the property. His portfolio also includes Mad Moe's, Joe's, The Summer House, The Cottage, The Hub Baha Grill and the Beach Club. Full plans for renovation have not been released yet.

GATE CODE CHANGE QUARTERLY



The next gate code change will take place **April 1**.

The new code effective this date will be : **1824**

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 1, July 1, September 30 and January 6.

PLEASE ONLY SHARE THE CODE WITH NECESSARY PERSONNEL!

SUGGESTION FOR OWNERS

Feedback is received from guests that loud scraping noise comes from condos above them and this is due to chairs/furniture being moved across the floor. An easy fix for this would be for owners to put felt bumper pads on the bottom legs of dining room chairs, at a minimum, or other chairs that are easily moveable. Owners in the SSVR program will have these applied in the near future as a benefit of belonging to SSVR.



SPECIAL ASSESSMENT



The Sea Shell Board reviewed and approved funding needs as a Special Assessment to cover underfunded projects as well as pending projects for the upcoming year at a meeting held on February 5.

Communication regarding this meeting was sent to all owners on January 20, 2024. The funds will cover the Tiki Project overrun, Fire Safety, Turtle Lighting Project, Charcoal Grill Area Project (pavers and picnic tables), Landscaping/Irrigation and some miscellaneous repairs and improvements.

The amount of the Special Assessment is \$3300 per unit with a payment plan of 3 installments of \$1,100 each beginning March 1, 2024 with full assessment paid in full by May 1, 2024. Owners may choose to pay the full amount of \$3,300 up front in March.

Some of these projects will begin by the end of February.

LANDSCAPING PROJECT

Landscaping and irrigation system have been identified by the Board as property enhancements Sea Shell will take on in 2024 to improve our “curb appeal” and maintain our property value.

Skip Clark and Kelly Burgess are leading the project and have spent many hours evaluating the current grounds and making assessments of needs to ensure the most relevant landscaping plan, in addition to proper watering system, is implemented. A brief slide presentation was given at the February 5 Special Assessment Meeting to identify some of the plants/shrubs that had been planted 20-30 years ago and are dead and no chance of bringing them back. Many native plants have been identified to replace these, which will help on maintenance going forward.

Once the landscaper can work us into their schedule, planting will begin!



SIGN REPAIR



Many years of sunlight and heat have damaged our front sign and we are in the process of obtaining quotes to have it repaired/replaced.

CHARCOAL GRILL AREA

Pavers have been laid and two new charcoal grills will be installed the first week of March. A picnic table, bench and grill prep tables are on order as well.



CLYDESDALES IN SIESTA KEY



Clydesdale horses paraded in front of Sea Shell Condos on February 21 and crowds flooded both sides of street to watch and take photos.

Take time to sit and relax your next visit to Sea Shell!



Many thanks to Mikey on our Maintenance Staff for suggesting to move the teak bench for more utilization allowing guests to stop and take a breather after walking across the street for groceries or an ice cream!

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