

September 2024



COOL SANDS

Newsletter for owners at Sea Shell

SEA SHELL UPDATE

I am currently at Sea Shell and reporting very warm temperatures for September! Minimal crowd on beach and in restaurants.

Hurricane Debby did limited damage to Siesta Key area with the excessive flooding and Sea Shell complex was only closed for one day.

Our current fiscal year is about to end and we are working on budget preparation, inspections for the Reserve Study (required by Building Act), Unit 106 remodeling and overall maintenance update projects.

Cheryl Hill

LANDSCAPING

Just as a reminder, the landscaping project was completed earlier this year and wanted to share some of the beautiful flowering shrubs on our property. Everything is looking great with the ornamental grasses, flowering shrubs and native plantings all in bloom.



ENGINEERING INSPECTION UPDATE

The Building Safety Act, which was put into effect May 26, 2022, mandated milestone inspections and a 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. As mentioned previously, Sea Shell has passed the first two milestone inspections and currently having the Reserve Study performed.



Karins Engineering is conducting the Reserve Schedule study now and several sessions have been held with them and we hope to summarize by month end.

PREVENTATIVE MAINTENANCE

As a reminder to all owners, have your air conditioner/furnace checked annually to keep your units running efficiently and help avoid unexpected expenses when guests arrive.



Water heaters in all units must be replaced every 7 years – refer to Sea Shell By-Laws/Constitution!

GATE CODE CHANGE QUARTERLY



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

The new code effective this date will be : **1845**

REMINDER: This code is not to be given out to vendors or food delivery services. Owners make sure you tell your guests that these deliveries should park in the front and vendors sign in office and food deliveries guests should meet them out front or have them deliver to their door.

The next quarterly date to expect gate code change is: January 6.

PLEASE ONLY SHARE THE CODE WITH NECESSARY PERSONNEL!

SSVR BENEFITS

A new hospitality app has been created for SSVR owners/guests that now provides check-in instructions, door code access, location information, surrounding restaurants, rentals, etc. All the headaches of checking in have been streamlined and pertinent info provided digitally to the owner/guest's fingertips! Many thanks to Deb Klasing, Sea Shell's Rental Manager, for creating the app!

SSVR is staying on top of providing guests a perfect beach getaway by reviewing suggestions from guests, as well as owners, on how to improve their stay at Sea Shell. All units enrolled in SSVR Program will be inspected annually to ensure living areas are up to standards and offer suggestions to owners on how to possibly improve rentals based on just a few changes – such as new televisions, new furniture or just repainting a bathroom!

MEETING MINUTES



Board meeting minutes can be found on Sea Shell Owner's website – so if you miss one of our quarterly meetings, go on line and check to see what you missed!

In addition, the latest version of Cool Sands Newsletter and current inspection reports are posted.

Scroll towards the bottom of the SeaShellCondos.com web page and click on SSCA Member Login. Enter password (seashellowner) and find what you are looking for!

Much thanks to Kelly Burgess for her time and effort to bring this project to fruition!

ANNUAL MEETING ELECTION

**WE'RE LOOKING FOR
BOARD MEMBERS!**



Our annual meeting will be held Monday, October 28th and it is Election time! I'm hoping many owners that have an area of expertise that they can contribute to the many aspects of the Sea Shell Association have decided to run for the Board and perhaps make some phone calls or inquiries for quotes while attending quarterly Board meetings.

Sea Shell cannot do it without YOU!

I look forward to reviewing the nominations and announcing the candidates!

If you have questions and need more info, please do not hesitate to reach out to President, Cheryl Hill.

Enjoy the upcoming Fall weather and **hope to see everyone at the Owner's Social Hour from 4-6 pm on Sunday, October 27th under the Tiki! Please RSVP to me no later than October 18 if you can join us!**

Our **Annual Meeting will be held on Monday, October 28 at 9:00 a.m.** at St. Boniface Episcopal Church on Siesta Key. Looking forward to greeting all owners in person or virtually!



Cheryl Hill

Board President

Sea Shell Condo Association

Cheryl.hill2070@gmail.com