

SUNSET COVE CONDOMINIUM NEWSLETTER

OCTOBER 1, 2018

Our goal is to improve the quality of life and increase the value of our investment at Sunset Cove

The 2019 AGM will be held on Saturday, January 12, 2019



Window and Door Project – The entire project will be complete by the end of October. The oceanfront units will be complete by mid-October. The two bedrooms are complete except for one section on the north side that was delayed and will be finished last. We will paint the remaining patio and stairwell railings next year,

Sunset Cove Condominiums – Our property is starting to look like other better developments on SMB. This is reflected in our increasing values. Our new windows and doors, pool repair and upgrades, new pool and beach furniture, lighting, along with the landscaping and beach and groins adds to our quality of life and the look of Sunset Cove in general. Now we will have to start working on updating the way our patios, balconies, window coverings and security doors look.

Patios and Balcony Furniture – Our bylaws and policies state that only patio or lawn furniture are allowed. Patios and balconies are not storage areas and wall decorations, bicycles, clothes racks, heavy planters, sofas, indoor furniture, etc. and anything else that hinders the view is not allowed. Patio and lawn furniture must be actual outdoor lawn furniture and if not new at least in good repair.



Storage, clothes rack, BBQ

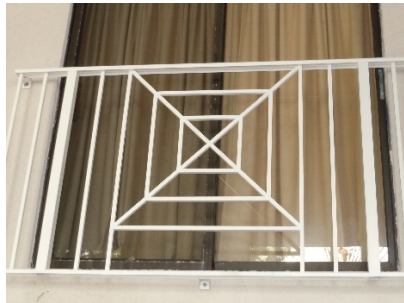


Rusty Table



Typical Updated Patio Furniture

Window Treatments – Per our bylaws and policies, as viewed from the outside the window coverings must be white or off white. They should look and hang correctly like nice curtains.



Brown faded and stained



Colored Shower Curtain Look



Snow Flake crumpled drapes

Security Doors – All security doors must now be white to match the railings, windows and sliding glass doors. The only approved door is available at ALT for about CI \$165 as shown in the box below and they deliver free. All black security doors must be replaced and cannot be repainted. All other “storm” or security doors that were “grandfathered” must now also be removed or replaced. The white security doors are designed to hold a regular and a dead bolt lock just like the front doors and should be keyed the same. They work great to let the breeze thru and provide security at the same time. This design has been available since the 1990’s when the first one was installed and has stood the test of time and has always been available.



Trigg Carlson – A long time owner since the 1980’s Trigg Carlson has died. He lived on Vancouver Island just outside Victoria, British Columbia. He spent half the year in Grand Cayman. He was a local icon, character and good friend. He walked everywhere right up to the end. Back when we started construction to change the exterior of the condos he pointed out that the stair well design stuck too far out into the walkway and the firetrucks would not be able to reach the front. The problem was corrected early on saving us over \$300,000. He will be missed.

Want to Sell Your Condo? – Let us know and we will put your contact information in the newsletter so other owners can contact you. You might save the real-estate fee and that way everyone wins.

Website: www.strata43.com, **User Name:** Homeowner, **Password:** Stingray

From the Executive Committee