

SUNSET COVE CONDOMINIUM NEWSLETTER

NOVEMBER 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 has been completed. What remains is the detail and finishing work. This has been a massive undertaking in terms of work and costs. There are a lot of moving parts and problems associated with removing and installing 456 windows and doors. That is 912 separate operations not counting the railings. It consisted of 192 sliding glass doors and 264 other windows of various sizes and shapes. A schedule had to be developed and then followed. It took a lot of coordination to get each unit ready to be worked on and then restored immediately after the work was done. At the same time the railings had to be taken down just when the work started, painted and then replaced immediately after completion.

The old doors, windows, screens and locks were almost 40 years old, lighter, loose from wear and almost falling apart in some cases. The new ones are hurricane rated, heavier and tighter. They are laminated and should cut down your electric costs. They will take some getting used to and will require a learning process and a little more effort to open and close. They work well if used correctly. Open and close them with care. If you rent leave some information and instructions in your guest book on the operation and care of the new doors and windows.

Finishing Work - Please notify BCQS in writing of any product defects or finishing work needed in your unit immediately. Sunset Cove is made of concrete and steel. It is extremely difficult to get the new windows and doors to fit perfectly as they would in new construction. The contractor is working on it. We recommend all owners attend the 2019 AGM and take a look at your unit to make sure everything is up to date and working correctly.

Condo Construction – Please be considerate of your neighbors. Sunset Cove bylaws and policies require owners to notify the property manager in writing of any planned construction before starting the project. All requests must be approved in writing or your project may be shut down if it causes a problem. Non-emergency and other major projects are not allowed during high season from November 15th just prior to the American Thanksgiving to May 15th or other busy periods. Please be considerate of other owners and guests all the time. With advance notice we can advise others of the planned work. Next time the work going on might be next to you.

Late Payments of Fees and Assessments – Sunset Cove has 96 condos and like any other large operation we have a budget and bills to pay. To do this we need all owners to cooperate and pay on time. If someone does not pay in a timely manner other owners have to make up the difference. That is why, over the years we have developed policies and guidelines for payment and ensure that all owners are treated the same and fairly.

Sunset Cove bylaws and policies require an owner to pay all charges within 30 days defined as the date of billing or the first day of the month, whichever comes first. After 30 days 18% interest will be charged against the overdue amount and any payment will be applied first against interest and penalty and principle second. After 60 days interest will be applied against the entire amount until each unit is current and in good standing.

Also, after 60 days the strata can terminate all utilities including water and cable plus take possession of the individual unit and become the receiver of all rents and profits until all charges are paid in full.

Additional enforcement includes penalties. The first warning does not come with a fine or penalty. The second warning comes with a \$100 penalty and fines double with each succeeding warning. Further, an owner is responsible for all costs, including legal fees and expenses incurred by the strata in defense of claims or enforcing the owner's obligations.

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 and they deliver free. You can probably find it at other hardware stores on the island also.

Bylaws and Policies – Our policies have been derived from the bylaws and have been approved at an AGM by the owners. The policies were developed to ensure that all owners are treated fairly and equally all the time. You should have received a copy when you purchased your unit. If not, they are available on our website or by requesting them from BCQS. If you have any questions concerning the bylaws or a policy please enquire about them.

Lighting – New lighting was installed along the walks leading to the beach.

Cayman Crystal Caves – The newest tourist attraction in Grand Cayman is located on the north side of the island. After taking Frank Sound road north, turn left on the way to Rum Point. For information go to www.caymancrystalcaves.com.

Want to Sell Your Condo? – Let us know and we will put your information in the newsletter.

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

From the Executive Committee