



Condominiums

Newsletter - January 2019

At the Annual General Meeting (AGM) held Saturday, January 12th, 2019, owners bid farewell to 2 members of the Executive Committee (EXCO) who have served their 3-year terms. We are grateful to Dave Greer, who served most recently as Chair of EXCO and was instrumental in negotiating our agreement with the new Margaritaville Beach Resort. As well, we are also grateful to Ariel Khabe, a professional accountant, who served most recently as Treasurer.

The two newest members of EXCO are Dave Robinson and Everard Leacock.

Your 2019 EXCO is comprised of:

- Jim Mattis - Chair. Legal and Insurance, Treasurer with support from Darla
- Art Applegate - Special Projects
- Everard Leacock - with Darla on Operations
- Bill Newton - Website, Internet and TV
- Dave Robinson - Hotel Relations
- Darla Youldon - Secretary. Operations with Everard, Communications and support Jim with Treasurer role.

The Owner's Dinner and Reception was held at "It's 5 O'Clock Somewhere" that same evening with a very tasty buffet dinner and plenty of fun and fellowship amongst owners, friends and family.

The draft minutes from the AGM have been emailed to you and will be posted on our website shortly. Our finances are in good standing and no increases in Strata Fees proposed.

What's Been Happening?

We've compiled a growing To Do list of things to accomplish over the next 12 months and are busy researching options, analyzing costs and determining the feasibility of some of the projects. Here are just some of the things being worked on:

Landscaping and Storage

- The tree trimmers have been in to remove and prune some overgrown trees.
- Our landscapers have been given some additional projects to continue to improve the overall appearance of the grounds.
- We have found a potential location to store kayaks and paddleboards! In addition, we are working on an arrangement with M'Ville that Sunset Cove owners and guests will be able to use M'Ville's boards at no charge! We are working out the process and we'll let you know when this goes into effect.

Electrical

- The rope lighting on one of our palm trees around the pool is not working – the fix is underway.
- You will recall that we replaced the older light fixtures along the centre walkway to the beach. They look great and we have identified several additional old ones that will be replaced this year. *See Figure 1 below.*

Windows and Doors

- The window installers have been back to re-visit all units where minor problems were identified with their new screens or doors. If you have a problem that needs attention, please contact Kelley right away so that all issues can be dealt with before February 15th.

Drainage and Eavestroughs

- Eavestrough leaks are always a nuisance and we are trying to identify and repair them all. If you see a leak, please tell Kelley as soon as possible.
- Drainage continues to be an issue on the patios of the beach front units and solutions are in the works.

Parking Lots

- The north parking lot is due for refurbishing now that M'Ville has completed its renovations and this will get underway over the next few months. We are looking at eliminating some of the unnecessary parking blocks. Where blocks are needed, they will be replaced with lower designed blocks which will not cause damage to the bumpers on smaller vehicles.
- We've added a designated handicapped parking space in the south lot and will be re-positioning the one in the north lot to a more accessible location.
- Walkways and stained driveways will be pressure washed.

Painting

- The “Juliette” balcony railings (on dining room windows and 2nd bedroom sliding doors) were removed and repainted during the window installation. The paint job wasn’t perfect and we are working with the contractor to attend to some deficiencies before we proceed with the painting of the staircase railings.
- Exterior painting - a walk around the buildings has hi-lighted the need to paint. We are determining whether we can do the painting piecemeal or whether we should do it all at once. Cost will be a determining factor on how much we do. The front doors and steel frames on some units need painting – again, all or only those needing it, will be the question. If your door frame is rusting, please alert Kelley.

BBQ’s

- At the AGM, one of our new owners asked about our BBQ’s. Other owners have asked, as well. One concern is that they are quite dirty and charcoal style. We aren’t in a position to install propane BBQ’s with so many people living/leasing at Sunset Cove and staying at M’Ville. The list of potential issues is too long to consider this at the present time. We do however, have a suggestion or a “work around” that may make your BBQ’ing experience a bit more enjoyable. For a very reasonable price, you can purchase a couple of Copper Grilling Sheets (actually a Teflon product) and keep them in your unit. Check them out on YouTube. We’ll add the following link in the email containing this newsletter. Photos are in Figure 2 below.

<https://www.youtube.com/watch?v=kogqwwZkDGg>

Groynes

- The barrier of boulders that forms our cove on the beach is referred to as a groyne (in the US, a groin). We continue to work with consultant, John MacKenzie to obtain a license from the Department of Environment, Cayman Islands Government (DOE) to do yearly maintenance to the groyne. Obtaining the license seems to be a difficult problem, but we are continuing to pursue that goal. Meanwhile, the groyne is in pretty good condition even though it does need some maintenance done. That maintenance is re-positioning the “boulders” that have been displaced by storms and wave action.

Reminders:

Heads Up! Construction on the new Seacrest Condominiums (the property to the north of Sunset Cove) is scheduled to get underway mid-March. For those of you renting your units, this is a heads up that there will be typical construction noise to contend with for the next 18-24 months.

Be Observant If you notice any kind of cracking in the concrete walls and/or balconies or evidence of termite damage, be sure to take a photo and show Kelley. In next month’s newsletter, we’ll include photos of typical termite damage to help you identify any problems around your unit. See Figure 3 for examples of cracks.

Having Friends Over? Be sure they know the rules related to dogs and glass. Neither are allowed; no dogs on the property and no glass of any kind on the pool decks, in the pool, on the grass or on the sand. We don't want anyone to cut themselves on broken glass. If you're having a gathering of 8 or more people and plan to use the common areas, you must obtain written (email) approval from Kelley Ayres.

Personal Property Insurance Your Strata is not responsible for any damage to your personal property, regardless of cause. We recommend you obtain PPI. Without it, of course, you are self-insuring.

Balconies Your balconies need to be kept clean and free of everything except patio furniture. That means no towels hung over the railings, no storage boxes, bikes and planters, etc.

Construction and Renovations During high season, from US Thanksgiving (late November) to May 15th, construction is not allowed. Emergency type repairs are allowed with permission from BCQS, our management company.

Window Coverings All must be white or off-white when viewed from outside the unit.

Thinking of Selling? We will be happy to share your contact information in the newsletter and put you in touch with other owners who may wish to purchase or have a friend or family member interested in purchasing. In the next newsletter, we'll give you an update on units currently for sale and sale prices for units recently sold.

Website: www.strata43.com Username: Homeowner Password: Stingray

Date of next AGM: January 11, 2020

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

From 2019 EXCO

Photos:



Figure 1



Figure 2



Figure 3