

SUNSET COVE CONDOMINIUM NEWSLETTER

AUGUST 15, 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

Yesterday, Today and Tomorrow. – We have come a long way since Sunset Cove was called Treasure Island and developed in the 1980's. The original development looked like a south seas Tiki village. The exterior railings, decks and stairs were made out of wood and painted dark brown much like the windows and doors. In early 2000's we undertook a major exterior renovation resulting in what you mostly see now.



Our beach with drop off



Ocean Front Asphalt Roofs



Wood decks, railings and stairs



Beach after Groins



Ocean front metal roof and railings



After major restoration

With the help of various hurricanes and tsunamis we changed the roof style and look and switched to a metal roof around 2005. Our beach was a mess with a 2 to 4 foot drop off from the iron shore is some places resulting in the completion of the groins we have today with a protected swimming area in around 2009. We are now changing out all the windows and doors to white.

In addition to that we now have new beach and pool furniture and a completely remodeled pool bar as part of the licensing agreement with the hotel. The landscaping has been improved as has the parking areas. All is not complete yet but should be finished up by the end of the year or sometime next year. Because of all this our values have increased and the quality of life at Sunset Cove has improved considerably.

Windows and Door Project – The window and door project is progressing nicely. They have completed most of the two bedrooms on the north side and are presently working on the garden view units on the south side. The ocean front units will be completed last.

Hotel Update – Margaritaville has received DOT approval of all 285 rooms for occupancy. Margaritaville's parking lots and landscaping are complete. They have resurfaced the main pool and it is now open again. The ballroom on the third floor above the lobby is being converted into a meeting room to host conferences and events. **Frank & Lola's Pizzeria** will replace the current grab-n-go in the lobby and should open sometime in September. **The Eating House 1503** by renowned chef Roy Yamaguchi will replace Yara's. It will feature a casual dining experience and more reasonable prices. The menu will include fish, sushi and local Cayman favorites. **Spread**, a new restaurant just off the main lobby next to the retail store will serve sandwiches, salads, desserts as well as drinks, specialty coffees and snacks. It will also serve beer, wine and spirits.



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.

Recent Condo Sales. – At the end of July two ocean front units sold. 303 closed \$1.2 million and 231 sold for \$889,000. A sale is pending on a pool view unit at \$695,000. An ocean view unit on the north side is listed at \$900,000 and a garden view on the south side is listed at \$640,000. In April unit 314, a north side pool view in the back sold for \$670,000 and 307, a north side garden view sold for \$595,000. In February 119 pool view and partial ocean view sold for \$600,000.

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

From the Executive Committee