

SUNSET COVE CONDOMINIUM NEWSLETTER

February 8, 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

Windows and Door Project – The project to change out the old brown windows and doors with new white ones was approved at the 2018 AGM. It is a very large and expensive project with a lot of moving parts. It will take a lot of coordination with the installers, painters, owners, other vendors, board members and BCQS.

The actual window and door project will start in the back by the office at the end of April and end in early October. They will do one block at a time. We have contracted with a painting company to re-finish and paint all the Juliet railings on the side and back windows since they will have to be taken off anyway. A copy of the schedule is attached. Unfortunately due to the scale and complexity of this project, there is no flexibility in this schedule.

There will be some inconvenience but we have tried to minimize it as much as we can and still get the project done on time and on budget.

We have some payments on the project for materials that must be made in instalments up front. Please send in your assessments as quickly as possible.

Like with the pool we will try and keep you as up to date as possible as soon as we get new information on the project.

Security, Owner and Guest Identification – The hotel submitted an offer to have their guards patrol our property on the weekends and holidays between noon and 6 PM. The cost is the same or less and we are going to give it a try. The hotel has an inhouse guard staff and does not hire local guard companies. We feel this may provide better coverage. The guards will have printed instructions in regards to the beach and pool areas. They are also instructed to ask everyone on

our property for proper ID. If you or your guests do not have the current key fob ID's contact Kelley at the Strata office. Attached is an updated copy of the guard instructions. Even if you are a long-time owner or resident do not be surprised if you are asked for appropriate ID.

Want to host a gathering in the common areas? – Any group of 8 or more, including the host(s) must get written permission from the office. If this is not obtained you will be asked to leave. There are no bottles or glass allowed anywhere around the pool, beach, grass, or BBQ areas. Pool and beach guests are limited to one (1) individual per host.

Want To Sell Your Condo? – Let us know and we will put your contact information in the newsletter so other owners can contact you. That way everyone wins.

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

From The Executive Committee