

SUNSET COVE CONDOMINIUM NEWSLETTER

January 30, 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

We want to thank everyone who attended the 2018 AGM in January. It was a good meeting and everyone who attended had a good time at the owner's dinner and reception at the new "It's 5 O'Clock Somewhere" pool bar and grill on Saturday evening. The menu included BBQ ribs, Cayman style fish, chicken, with sweet potato salad, Cole slaw, lemon rice and dessert and by all reports was excellent.

By now you have received the draft 2018 AGM Minutes. Take a few minutes to look them over. They will be posted on our website along with copies of the EXCO meeting minutes.

Bill Newton and Jim Mattis were elected to new 3-year terms on the board. Bill will be working with Darla in Operations and Jim will be helping with Hotel Liaison. Art will be responsible for overseeing the window and door replacement project this year. Darla is still responsible for landscaping and working with Bill in Operations. Ariel Khabie is the Treasurer and Dave Greer is the President.

Accomplishments in 2017 – The pool renovation project was completed on time and on budget. The south parking lot was re-sealed and some landscaping upgrades installed with more to come in 2018.

Financials and Budget – Sunset Cove continues to be in sound financial condition and there will be no increase in fees this year. Even after paying for the pool renovations out of reserves our reserves are strong and we have enough to cover the 1% deductible in our insurance policy this year ending June 1.

Windows and Doors – This year the ownership agreed to replace the old brown sliding glass doors and windows with white clear glass energy efficient and impact rated ones. The old ones were approaching the end of their useful life. \$200,000 will be funded from our reserves with the remaining \$1,300,000 being funded by an assessment in 8 installments starting February 1, 2018.

The window and door project will be carried out between April and September. We will let you know the exact dates when the contract and schedule is finalized. When this work is completed Sunset Cove will have come full circle from the old wood Tiki village look we used to have and will look like the all the rest of the finer condo developments up the beach. **We are working with the contractor to determine the install schedule and will let you know as soon as we can.**

Development on the North Side – A developer has purchased the property the old house and office used to sit on. The plans are to build a 10 story condo development. It is only in the planning stage and we will keep you informed as we get more information.

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.

Hotel Update – The hotel is working hard to get the north wing ready for occupancy sometime in the next couple of months. Once the government certifies it is ready for occupancy things will get busier. They are also working to complete the rest of the shops and facilities in the lobby area. The hotel continues to add landscaping all around the property. It is looking very nice.

Personal Property Insurance – The Strata is not responsible for any damage to your personal property, regardless of cause, and recommend you have PPI otherwise you are self-insured.

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.

Balconies and Patios - Must be clean and free of everything except patio furniture and umbrellas. Nothing can be hung off the railings, no storage chests, boxes, bicycles, plants, etc.

Construction or Repairs – No construction is allowed in the condos during the high season which ends in late May except in case of emergency. Before you do anything make sure it is allowed and approved by our policies and board or the work will be stopped. Window treatments must be white or off-white as viewed from the outside.

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