

# SUNSET COVE CONDOMINIUM NEWSLETTER

## JUNE 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**

**Windows and Door Project** – The window and door project is moving along nicely. There was a delay at the start and those units had to be rescheduled. The weather is also causing some problems as it is difficult to do the installation when it is raining hard.

BCQS is coordinating the work with the installers, painters, and final finish. We are doing everything possible to minimize the inconvenience and get the project done on time and on budget. Please send in your assessments as quickly as possible. We will keep you as up to date as possible as soon as we get new information on the project.



The above shows how good Sunset Cove will look when it is all completed and matches.

**Insurance** – The final figure was \$281,567 and under the \$300,000 we projected. We obtained 4 bids. The policy with Marsh has 100% Lloyds backing. That breaks down to about \$3,709 for a 3 bedroom and \$2,712 for a 2 bedroom condo. The new policy starts on June 1, 2018 and runs thru May 31, 2019. We normally start the assessment for premiums on February 1 but have delayed them due to the window and door assessment that runs thru September 1, 2018.

**Hotel Update** – We were told earlier that the hotel would be contacting DOT shortly to come out for an opening inspection on the north side as soon as the outside work on the parking lot and landscaping was completed. Apparently, the interior is ready but not the exterior, landscaping and parking lot.

**Sunset Cove** – Rental bookings are very good right now and the grounds are looking very nice. The beach and pool area are full of guests and the new furniture really makes everything look good. The place will really pop when the window project is complete. If you have one of the older black security screen doors now is the time to think about putting a white one on.

**Hurricane Season** – The 2018 hurricane season starts June 1 and goes thru November. The average is 12 named storms in the Atlantic. This year they are predicting between 9 and 13. Between 1 and 4 major hurricanes are expected to have winds in excess of 111mph and about half will have winds over 74 mph.

**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](http://www.strata43.com), **User Name:** Homeowner, **Password:** Stingray

**From The Executive Committee**