



Sunset Cove

Condominiums

Newsletter – November 2019



Our Cove – Courtesy of Bill Newton

What's Been Happening at our favourite place in the world?

Last year's To Do lists are becoming shorter and shorter as we approach the upcoming busy season on Grand Cayman Island.

Here are a few updates:

Margaritaville Beach Resort

A reminder that owners and guests may use the Fins Up Fitness Center on the third floor of M'Ville. See the front desk for details and costs. You will need to sign a release and will be given a key. Relations with the Hotel are good and we will have an update for you at the Annual Meeting in January. The umbrellas on the beach were recently replaced with orange ones.



Paddleboards and Kayaks are now available to owners and guests of Sunset Cove at no charge. They are available on a first come basis. You must sign up and return it within 2 hours. See one of the attendants at the towel stand by the main M'ville pool to sign up.

Weddings & Small Beach Gatherings

With our agreement in place, M'Ville is hosting small events on the beach. There is a limit to how many they can have per month and have restrictions on the number of people and hours. So far, no issues. We have the right to terminate the policy with 30 days notice.

Accounts Receivable

Receivables continue to be in good shape with very few past due accounts.

The Cove - Groynes

The groynes/groins were inspected last year and appeared not to need work. We are scheduled for another inspection in December of this year. We will have a report at the Annual Meeting.

Painting

The balconies and railings are in the final stages of being painted. All 2 bedroom units are complete, and the ocean front building railings are currently being painted (estimated completion mid- November). If you have not already done so, you may want to have a look at those on your unit. If touch-ups are required, please let Kelley know.

2019 Sales Update

313 - Sept 19, 2019 - US\$750,000
316 - Aug 19, 2019 - US\$730,800
208 - Jul 19, 2019 - US\$765,000
230 - Jun 19, 2019 - US\$1,250,000
321 - Jan 19, 2019 - US\$740,000

The Green Iguana Cull



The DOE reports that their program to wipe out the invasive Green Iguana's on Grand Cayman has resulted in the delivery of more than 870,000 of these critters.

The cull will likely be extended into 2020. 500 registered Cullers are being paid \$4.50 a head. Blue Iguanas are native to Cayman Islands; Green Iguanas, those being culled, are not.

The photo below is a beautiful native Blue Iguana; the one above, I'm not so sure!



Interestingly enough, although Iguana's prefer eating foliage, they also fancy chicken eggs, so I'm sure you can guess that the always challenging task of keeping the chicken and rooster population at bay, has become an even bigger challenge for Kelley and Paul. Fewer iguana's means nicer plants, but more chicks.

Phones, Internet, TV

Our new contract and services with Logic are in place. If you are having any problems, please let us know and we will ensure things are taken care of. Many thanks to Exco member, Bill Newton for the many hours he spent on this project.

Reminders:

Seacrest Condominiums Well, we reported earlier in 2019 that the building permit was expected last spring however construction on the new Seacrest Condominiums has still not begun. Privacy screens have been erected and this may be the signal that things are about to get underway. 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. When we know more, we'll let you know!

Be Observant If you notice any kind of cracking in the concrete walls and/or balconies or evidence of termite damage, please take a photo and show Kelley so that it can be investigated. We are not aware of any termite infestations, but need to be vigilant.

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 All renovations will need to be wrapped up by the end of November (US Thanksgiving - November 28th!). *Renovations may resume May 15th, 2020. Please be certain to obtain pre-approvals from Kelley Ayres and/or Tim Hepburn, prior to starting your improvements.*

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: [Saturday, January 11, 2020, 9:00am \(Registration at 8:00am\).](#) *Note the change of location – the meeting will be at Margaritaville Beach Resort.*

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

From 2019 EXCO

- 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/Newsletter and support Jim with Treasurer role.