



Condominiums

Newsletter - February 2019

We've had a steady flow of owners and guests visiting Sunset Cove this month. The weather has been "perfect" with plenty of sun and gentle sea breezes to keep the humidity at bay.

What's Been Happening?

We are working away on our To Do lists. Things are getting done! Here are a few updates:

Landscaping and Storage

- The trees on our property were trimmed and thinned to keep them from touching the buildings.

Electrical

- Our palm tree trunks are beautifully illuminated with rope lighting – all working!
- After replacing some of our old "way-finding" lights along the pathways, we have ordered more and they will be installed once received.



Margaritaville Beach Resort

- Fins Up Fitness Center is now open on the third floor of M'Ville. Owners and guests of Sunset Cove are welcome to obtain a membership for the center by visiting the M'Ville front desk. The fees are \$10 per day, \$20 per week, \$40 per month or \$300 per year and are payable in advance.
- Paddleboards and Kayaks – we have settled on a location where M'Ville will store their boards and kayaks. **These will be made available to Sunset Cove owners and guests at NO CHARGE.** The details are just being finalized and will also accommodate storage for boards belonging to SC owners.
- Don't feel like carrying cash or credit cards with you? Now, you and your guests can set up a charge tab at the front desk of M'Ville to be used on M'Ville grounds and 5 O'Clock Somewhere. You will be assigned a fictitious room number to use. At the end of your stay, you settle up your bill as you would at any other hotel.
- 5 O'Clock Somewhere now has a daily Happy Hour from 5 – 7pm
- The menu has been changed for the better at 5 O'Clock Somewhere and reflects a price reduction of about 15%.
- M'Ville was especially busy as a result of Cayman Islands first "KaaBoo Cayman" event. The event took place north of the Kimpton, Friday and Saturday, February 15th and 16th and many people chose to stay at M'Ville. Local news outlets reported 10,000 visitors each day of the 2-day event and at one point 47 planes were on the ground at Owen Roberts Airport – a record!



Drainage and Eavestroughs

- Thank you to the owners who helped identify our eavestrough leaks. Fixes are in the works! Again, if you see a leak, please tell Kelley as soon as possible.

Accounts Receivable

- Receivables are in good shape with nothing past 60 days.

Parking Lots

- Work on the north parking lot will get underway in the next couple of weeks.
- Just a reminder that we have added a designated handicapped parking space in the south lot very close to the south laneway.

- Pressure washing of the walkways and stained driveways has not yet begun, but it is on the list to complete.

Painting

- Exterior painting – in last month's newsletter we mentioned about determining whether we can do the painting piecemeal or whether we should do it all at once. Upon further inspection, we have decided to wait until high season is behind us. The plan currently is to pressure wash the buildings after high season (walls, eavestroughs, soffits and fascia). Some of the discolouration on the paint is actually just dirt and salt. Once this is done, we'll be in a better position to determine the areas that need painting.

Chickens and Roosters

- One very noisy and frisky rooster and 19 hens have been relocated!
- Unfortunately, another rooster has taken up residence here and the chicken population is growing once again.
- The chicken catchers will be back for the next relocation very soon.

The Cove - Groynes

- We are awaiting a report from consultant, John MacKenzie. John has had divers inspect the groynes to see if any of the boulders which have moved are cause for concern.
- We continue our efforts to obtain a license from the Department of Environment, Cayman Islands Government (DOE) to do yearly maintenance to the groynes.

Sales Update from Land Registry

- We promised some information on sales during the last year at Sunset Cove:
 - #324 – US\$630,000 sold Sept 18 South Gardenvue
 - #231 – US\$889,000 sold Jun 18 Oceanfront
 - #218 – US\$695,000 sold Jun 18 Pool and Ocean View
 - #303 – US\$1,200,000 sold Jun 18 Oceanfront
 - #314 – US\$670,000 sold Apr 18 Pool and Ocean View

Reminders:

Heads Up! Construction on the new Seacrest Condominiums (the property to the north of Sunset Cove) is scheduled to get underway mid-March. 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.

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 During high season, from US Thanksgiving (late November) to May 15th, construction is not allowed. Emergency type repairs are allowed with permission from BCQS, our management company.

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: January 11, 2020

“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 and support Jim with Treasurer role.