



Condominiums

Newsletter - April 2019



A drone shot of our beautiful "cove" courtesy of Bill Newton, EXCO.

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

Well, we continue to tackle our To Do lists to keep Sunset Cove in great shape. Things are quiet, the weather is beautiful according to the locals and BCQS is getting things done!

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. You must 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. A copy of the membership agreement will be attached to this email.

Paddleboards and Kayaks are now available to owners and guests of Sunset Cove at no charge. See one of the attendants at the towel stand by the main M'ville pool. The stand is located to the west of the "22" bank of units.



Weddings & Small Beach Gatherings

We have reached an agreement with M'Ville, which will allow them to hold small events on the beach. The Sunset Cove and Margaritaville Beach Resort Beach Event Use Policy is *attached to this email*. We have the right to terminate the policy with 30 days notice.

Accounts Receivable

Receivables continue to be in good shape with nothing past 60 days.

Painting

Next on our list is the painting of the railings. We are reviewing the quality of work done on the "Juliette" balcony railings before issuing a work order for the railings. A decision will be made soon.

Exterior painting – delayed until the staircases are completed.

Chickens, Roosters and Green Iguanas

It's an ongoing job to catch and relocate the chickens, roosters and green iguanas on our property. Did you know that the Dept. of the Environment has a program in place to wipe out Green Iguana's on Grand Cayman? The cull started in October 2018 and the target is to eliminate 1.3 million of this invasive species by the end of 2019. As of April 6th they had culled 521,793 of them. Cullers are being paid \$4.50 a head. The Blue Iguana is native to Cayman Islands, the Green ones are not.

The Cove - Groynes

We continue to remind and wait for 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. Along with this, we continue our efforts to obtain a license from the Department of Environment, Cayman Islands Government (DOE) to do yearly maintenance to the groynes.

Parking Lots

The Parking lot on the north side of our property has had a facelift and looks great!



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

Sales Update from Land Registry

Another sale to add to list of sales during the last year at Sunset Cove:

- #321 – US\$740,000 sold in Jan 18 Pool and Ocean View
- #324 – US\$630,000 sold Sept 18 South Garden View
- #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 new build to the north of Sunset Cove) is getting 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. It will mainly affect those on the north side of the complex.

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 *May 15th is approaching! Construction is allowed in units until US Thanksgiving. 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: 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/Newsletter and support Jim with Treasurer role.