

BOARD MEMBERS

SCG II

Pres: Rob Matthews
VP: Mark Hammond
Sec: Lori Robertson
Tre: Mike McCormick
Dir: Patrice Butterfield
Dir: Jim Foran
Dir: Michael Maier

SCG III

Pres: Frank Kaney
VP: Bob Cooper
Sec: Dianne Fix
Tre: David Breen
Dir: Randy Harpe
Dir: Bill Trimble
Dir: Steve Warner

GREAT OCEAN CONDOS

Owner: Jennifer Harris

NEWS CONTRIBUTORS

Jenny McKenney

Jim Elsevier

EDITORS:

Patrice Butterfield

Dianne Fix

Beth Clausnitzer

Just So You Know ...



HURRICANE NEWS!!

We did indeed survive Hurricane Matthew! A few units had damage to their HVAC on the roof that has been repaired or replaced. After much discussion and legal advice, the Joint Boards believe that the Florida statute requiring condominium associations to cover hurricane damage for exposed HVAC equipment is indeed the law, superseding any local bylaws or condo documents. The Association, therefore, will pay for repair or replacement of the HVAC system (rooftop condenser, refrigerator lines and air handler, if necessary) damaged during an insurable event. These monies will have to come from general funds of each Board. Please contact your Board President with documentation of repair/replacement cost incurred so that you may be reimbursed as soon as possible.

Information herein has been verified to the best of our ability. Any errors are entirely

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All information herein has been verified to the best of our ability. Any errors are entirely our own. Should any errors be found, please contact Beth in the Management Office IN WRITING for correction in our next issue. See SCG Owners website for complete minutes of your Board meetings. www.seacoastgardens.com; Owner; Login: scown3r

Rental News:

It is time to start thinking about 2018 already!

While we are living in the present, 2018 is on everybody's minds, especially when it comes to the winter guests making plans for their return to warm New Smyrna Beach. Rates for 2018 have been published and are on each unit's individual page at Seacoastgardens.com. Our rates are competitive with those up and down the beach and also with the supply and demand of New Smyrna Beach. Owners do have input in their prices. If you have any questions or price suggestions for your unit, please email Jenny@greatoceancondos.com to discuss your property in detail. We run our months Saturday to Saturday in 4 week periods. This will help with the turn-overs on check in and check out days. When you are searching for dates and rates on **Seacoastgardens.com**, you will need to search Saturday to Saturday for the most accurate rate. Winter 2018 weeks are as follows. January: 12/30/17-01/27/18; February: 01/27- 02/24/18; March: 02/24-03/24/18 April: 03/24-04/21/18.

Great Ocean Condos looks to protect your property!

As your onsite vacation rental management team, we at Great Ocean Condos are here to be sure your properties stay protected. We collect rental payment 60 days in advance. We do this to protect your rental revenue and marketing ability for your unit. Our required deposit is \$500 and the cancellation fee is \$500 which helps deter guests from cancelling. We also offer (and highly encourage) travel insurance to protect not only the guest's money, but yours as well.

Preserving the interior of a unit is vital in the vacation rental industry. One of the biggest preventative steps we like to take is not allowing the guests to have the windows and doors open during their stay. When the doors and windows are left open, the salt air blows through your property and leaves a film on surfaces and floors and can cause your appliances to rust! If you would like

to give your guests the option to have their windows open, we are more than happy to allow this. Please email Info@greatoceancondos.com if this is what you would like to do. We are running into guests leaving the windows open to units and the heat on at the same time. This causes excessive moisture in the air and makes an ideal environment for rust and mold growth.

Thank you Jenny McKenney and Jennifer Harris

Manager's Report:

Our SCG Property Manager, Jim Elsevier, sadly has left us, but he had been VERY BUSY working on a large number of projects at the direction of the Boards. Below are some of the work projects he accomplished and supervised just in January.

Completed application of sealer to wooden deck

Painted ceiling of clubhouse and replaced missing light lens

Replaced rusted fittings on deck showers

Purchased and installed new drinking fountain in clubhouse.

SE Restoration completed structural repairs to SCG III (201,301,401)

Continued work on dumpster storage area, window sill in 105-2., the balcony ceiling of 501-2, blistered area in ceiling in front of elevator in fifth floor of SCG 3, and the structural cracks on exterior of 101-2.

Contracted for replacement of recycle fence for SCG 2

Replaced hinges on SCG 2 west elevator control room door with stainless steel hinges in anticipation of annual inspection.

Completed SCG 3 west elevator refurbishment

Gave notice to current Janitorial service and contracted for a replacement starting January 28, 2017

Cleaned up broken fence post on SCG 2 north boundary

Contracted to have soffits on clubhouse replaced

Replaced all pipe sign posts with PVC posts and caps

Initiated discussions with Sunrise about replacing the fence between the two properties

Replenished mulch in courtyard west of clubhouse

Cleaned out Manger storage areas

Contracted to have area rugs placed outside elevators and clubhouse

Had vent covers fabricated and installed on roof to replace temporary plastic ones

Removed last sections of loose fence in SCG 2 recycling bin area

Arranged for floor tile replacement in east elevator of SCG 3 elevator



Thank you, Jim Elsevier!

Common Property News:

The Common Property Committee continues to work to improve and enhance all of the areas that we have “in common” including the pool area, clubhouse, and deck/shuffleboard areas. This committee is made up from owners in both SCG II and III who are interested in creating and maintaining a space that is updated in color as well as updated and upgraded in purpose or function. You have probably noticed the new look in the clubhouse restrooms and hallway, as well as the office space with the new molding and color scheme. We are hoping that our winter residents are enjoying their morning coffee in the area with new granite!

After an exhaustive search last year for new pool and clubhouse furniture, our focus has now shifted to the kitchen area and the main areas of the clubhouse.

The Ideas include:

- Modernizing the ceiling and lighting in the main areas
- Upgrading the sound system
- Finishing off the kitchen floor

Exploring options to provide storage for the tables and chairs that would allow us to have an attractive space to meet and work without looking like we are in the storage room

- Painting the fence posts around the beach deck white

The Common Property Committee welcomes participation by any and all owners with ideas! Meetings are posted in advance. If you have an idea or suggestion, but are unable to attend, please submit your ideas to the committee Chair from your building: Lori Robinson SCG II (lori@guytalkgirltalk.com) or Dianne Fix SCG III (rfix@tampabay.rr.com).

Thank you Dianne Fix and Anne Booth!

Landscape News:

The Landscape Committee has worked hard to beautify our property by, among other things, replacing wind damaged or ailing shrubbery on the North side of SCG 2. SCG III improvements include an April “Phase Two”, beginning after Easter. This hopefully will include the areas along the building in the inner courtyard and will extend to the front of the oceanfront apartments and in front of Apt. #116 and #117. The old Indian Hawthorne shrubs will be removed but the tall “Bird of Paradise” will remain. Carissa and Oyster plants will be interspersed with River Rock filling as a weed and erosion prevention. We look forward to a new spring look! Plans are in the works for further improvements. Please be sure to let your Board know that you have noticed these improvements and let us know if you have any ideas for the Landscape Committee.

Budget News: (no report this issue)



Board members are owners who volunteer to take on the responsibility of enforcing the rules and maintenance of the complex. Please get to know these people as they do so much more than you may realize!

Meet the 2017 SCG III Board!

President – Frank Kaney just celebrated his 80th birthday on the 4th of last month. He shares that it makes him officially too old to die young! He is still working because he enjoys being out in the world. He and his wife, Eleanore are in **unit 307**.

Vice President – Bob Cooper has served on the board for over 4 years, including past President. He and his wife, Marcia, own **unit 407**. Bob has devoted countless hours utilizing his talents and energies to improving the property working effectively with owners and management. B-ooper@cfl.rr.com

Treasurer – David Breen is a transplant from NJ who makes his full time residence now in SCG **unit 114**. David has his finger on the pulse of all that is going on in NSB and, as a new addition to the board, has taken on the responsibility of Treasurer.

Secretary – Dianne Fix has served on the board since 2012 and is currently the Co-chair of the Common Property Committee. She and her husband Bob own **unit 105** and enjoy coming over to SCG whenever they have an excuse to be there! rfix@tampabay.rr.com

Director – Randy Harpe and his wife Jan bought **unit 413** in 2014. They rent it part time in order that they can enjoy it themselves as much as possible. They live in Lake Mary and have two kids in their twenties. Randy served in the Air Force and has been an airline pilot for 24 years. Rshjgh2015@gmail.com

Director – Bill Trimble has served on the board in the past where his construction experience has been an asset for SCG. He helped find some much needed space to store the summer water toys around our complex! He and his wife Barbara Jo are involved parents of 3 children and spend as much time as they can in **unit 408**.

Director – Steve Warner and his wife Eileen make SCG their full-time home in **unit 501**. As an owner for over 25 years, Steve has some history and perspective that few of us have! Steve is a Florida licensed CAM (Inactive) and has previously served on the board and several committees swarner9@cfl.rr.com



Meet the 2017 SCGII Board!

President -- Rob Matthews has served on this Board for five years. He and his wife, Cathy, own **unit 204**. Rob recently retired and is looking forward to spending more time at the beach. This is his second year serving as President.

Vice President – Mark Hammond has been an owner of **unit 109** at SCG II since 2002. He has served on the Board of Directors for seven years and has participated on several Board appointed committees. He and his lovely wife, Trudy, enjoy spending time on the beach and with other owners. Mark is a master chef, especially baby back pork ribs! Look for him at the grill (rhammond@cfl.rr.com)

Secretary-- Lori Robinson (unit 215) has served on the Board for **15** years, including as President and Secretary. She has worked tirelessly on numerous committees and has vast experience in all things SCG. Lori loves the beach and is the proud owner of two adorable dachshunds. (lori@guytalkgirltalk.com)

Treasurer-- Mike McCormick is in his third year on the board and second year as Treasurer. The owner of **unit 416** since 1974, he and Jackie enjoy spending time at SCG with friends and family, as well as discovering all things new in NSB. (mikeemccormick@aol.com)

Director-- Patrice Butterfield purchased **unit 410** in 2004 as a life estate for her mother, Winnie Tobin. She and her husband, (the Brit) George, come down from Savannah, Georgia regularly. Patrice has served on many Boards and is in her second year here at SCG as a Director. She serves on numerous committees and prefers to work quietly in the background. (drb22@bellsouth.net)

Director--Jim Foran and his wife, Jane, own **unit 409**. Both have been extremely active on our Facilities, Landscaping and Clubhouse Committees. Jim has been instrumental in keeping the Board informed on many issues surrounding our buildings and grounds. When not in FL, they are in Chicago enjoying their two young grandchildren. [\(jlforan@comcast.net\)](mailto:jlforan@comcast.net)

Director-- Michael Maier is in his second year as a Director

Meet Our New CAM!

Joy Randolph



Joy, our new property manager, is looking forward to learning all about SCG and meeting everyone! More on Joy in our next issue! Please welcome her when you see her on Property! She and **Tom Williams** (Maintenance) both are new here.

Important Reminders/Information:

- 1) Please remember that all vendors and contractors are required to immediately check in with the office upon arrival regardless of why they are at Sea Coast Gardens. When you set up your appointment with the vendor or contractor, please instruct them **to check in with the office when they arrive**. As you can understand, it is important for our safety and security that we know who is on property and for what purpose. Your full cooperation is most appreciated.

- 2) New wristbands have been approved by the Joint Rental Committee and are available in the Managers office. A written notice was sent out regarding the procedures for the transition. Your old bands will no longer be valid after April 1, 2017. All Owners, please bring your old bands to exchange for the new ones by that time.

- 3) SCG3 will be installing new washing machines and dryers on all floors around March 20, 2017. SCG 2 is still discussing this matter.

Recipes:

Hot Crabmeat Dip

7 oz. cream cheese (softened)

7 oz. can crabmeat

1-2 t curry (to taste)

Salt to taste

Combine ingredients, place in oven safe, small bowl; heat at 350* for 30 minutes. Serve with Towne House Crackers.

Salmon Dip

7 oz. cream cheese (softened)

7 oz. can RED salmon (drained, remove any bones)

¾ c mayonnaise

2-3 T mustard

2-3T Dillweed (to taste)

Dash Lemon juice; 2-3 T **juice from salmon can**; salt

Combine well. Refrigerate. Serve with crackers.

Please feel free to submit recipes to Beth in the Management Office (offadmscg@gmail.com) for our next issue!!

Classifieds:

No classifieds this issue. Please feel free to submit to Beth in the Management Office (offadmscg@gmail.com) for our next issue!

Contributions and suggestions for inclusion in our Newsletter are always welcome! Please submit items to Beth in the SCG Management Office. Thank you!