

---

**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

Debbie Kreinest

Deborah Packard

**EDITORS**

Patrice Butterfield

Dianne Fix

---

## Just So You Know...



*[Photo Credit: Lori Robinson "Full Moon over NSB" 7/9/17](#)*

### **Headline News!**

We have had a **change in our CAM**. Joy Randolph is no longer with us and she has been replaced by **Debbie Kreinest** on site. Debbie is the owner of Intracoastal and brings with her 18 years of experience and expertise. She will be on the property 7 am to 5 pm Mondays, Wednesdays, Fridays and Saturdays. Additionally, Tom Williams has left us and we have new maintenance personnel. Please make yourself known to new faces while we stabilize our staff positions.

**Hurricane damage** of our rooves is no longer under negotiation with the Insurance Company. See the Common Properties report below.

SCG 2: Purchase of new **washing machines and dryers** have been approved by the Owners at our July meeting and have been ordered. Installation

should be completed sometime in October. These long-needed machines are high capacity and efficient. We no longer have a contracted supplier for these machines and will be collecting the proceeds from them ourselves (Thank you to **Randy Harpe** and **David Breen-SCG 3** and to **Patrice and George Butterfield-SCG 2**). We calculate that the machines will pay for themselves within 2 ½ years and then the full profit goes to Sea Coast Gardens. We do have a maintenance contract for parts for one full year and will have inspections regularly to keep things in good running order. Please take good care of these machines as we expect to have them for a long time! The previous repainting of the laundry rooms and the repair of dryer vents along with these new machines should make the task of laundry much more pleasant! Each load still will **cost \$1.50** and the machines will take only quarters, as before. Please remember to get your roll of quarters from your local bank as the office will *not* be providing change!

SCG 2 **Condominium documents** have been revised by SCG 2 Owner Approval to clarify the ownership and responsibilities for our rooftop AC units. These are what are known as "*Limited Common Property*". The outside compressors and inside air handlers are the individual unit **Owner's responsibility EXCEPT** in the event of an insurable event, one of which is an hurricane. By Florida law, the Association is responsible in such a case. The lines in the chases are NOT the responsibility of the individual owners.

Given that the **AC units** are a critical appliance for each owner, below is a **maintenance routine** practice that is recommended to all to ensure that your unit is properly cared for. **(Courtesy of Bob Gustavson)**

Below are the steps to do this regular maintenance, especially during heavy air conditioner use season.

Every 4-6 weeks:

- 1) Access the air handler in the closet in the hallway.

2) Identify the access point on the condensate drain line. The drain may have an inverted T-shaped vent with a PVC cover or you may see a recessed tray on your unit that may be hidden behind the air filter. Usually, this line is made of white PVC.

3) Remove the cover or air filter and inspect the drain.

4) Clean area with a rag. Use this port to flush the drain with distilled white vinegar or bleach (pour about a cup down the drain).

5). Allow the solution to sit for 15-30 minutes. Complete the cleaning by flushing the pipe with clear water

6) Clean up the area with a rag. Replace the filter.

Owners not present during the summer or owners not maintaining their A/C unit may be having their condensate drains back up and this may cause considerable **leaking** onto the floor and may be severe enough to flood the unit below yours. Your unit could also “freeze” and require a service call to fix. Many Owners do not know about this important maintenance procedure.

**Managers and Maintenance Reports:** Howell Plumbing installed a **lift station pump** in the south pool room to address the issue of solid wastes backing up in those restrooms. The problem has been solved. Lingering odor is being monitored to determine if a dehumidifier may be needed in the office. **Knox boxes** will be installed for use by the Fire Department per NSB ordinance to allow emergency responders to access the building.

**Umbrellas** have been replaced and Owners are asked to close these when not in use to protect them from wind. The Fifth Floor Managers closet for SCG 2 has been designated for **kayaks and surfboards**. See Deborah in the office for access if your Owners key doesn't work.

Thank you, Debbie K. and Deborah P.



## **Common Property News:**

The bathrooms in the Club House have all been equipped with forced air dryers to alleviate the issue of litter and paper waste. Additionally, the drainage lines were re-dug and replaced due to repeated overflow issues, as mentioned above. The addition of the pump station was necessary as part of this. The facilities are all functioning well again.

It appears that we do NOT meet the requirement for insurance to cover **replacement-of-roof** costs after Hurricane Matthew. We now are looking into the cost of repairing the roof and then the **Solar panels** can be replaced. **Strapping options** to secure the AC units to the roof rack are being researched and a policy is in development to insure that these straps will always be replaced after any AC work is done on the roof. The roof is on the schedule for total replacement in 2022 per our long range plan.

**SCG 2:** A vinyl **fence** between the North parking area and Sunrise will be extended to attach to the East Recycle area. A lockable gate will be installed at the end of the walkway by Unit 101 to deter uninvited beachgoers from accessing the beach at this spot.

**SCG 3:** Sea Coast, our neighbor to the South, has installed an aluminum fence to replace the vinyl fence lost in Hurricane Matthew. We are looking at ways to connect the new fencing to the white vinyl fencing.

**Insurance Policy Tidbit:** It is standard in homeowner's insurance policies to contain a clause which allows for payment of \$2,000.00 of any assessments levied for condominiums after a disaster. You might want to check your policy for this provision. Many Owners do not know about this. Be sure to check with your Agent.

### **Landscape News:**

SCG 2 has mulched and put down a small amount of river rock on the area adjacent to the North Parking Lot to prevent erosion and to provide more clear demarcation for foot traffic.

SCG 3 has completed the interior landscaping! The new plants and rocks have updated the look and have helped to create a resort style atmosphere. We ask that all owners and guests keep these areas free of chairs, bicycles, surfboards, etc. in order that we maintain that “resort” feeling.

### **Budget / Bill Payment News:**

SCG 2 Treasurer’s Report indicates that we are rapidly catching up on accounts in arrears. Apparently, some Owners are still sending their monthly maintenance fees to an old address or directly to the SCG property. In December, a packet was sent to all owners containing a booklet of instructions for making monthly maintenance payments. Coupons and envelopes were provided for those wishing to pay by check, and instructions were included for those wishing to set up **Automatic Payments** from their financial institution. Most Owners have complied, but some have not. For those paying by check, the **correct addresses** are below. For those wishing to use Automatic Payments, please contact the SCG office requesting instructions. Please insure your payments are being made correctly and in a timely manner. Please do not send payments to the office or have

your Automatic Payments going to other than the Association Lockbox. Thank you for your attention to this important matter.

Your payments should go to the following address:

\*\*\*\*\*For Online Bill Pay or Mail: Send checks to: **Seacoast Gardens II**, Dept. 8577, PO Box 850001, Orlando, FL 32885-8577; Your Acct number is: 8577\_\_\_\_ (unit number). **Seacoast Gardens III**, Dept. 8576, PO Box 850001, Orlando, FL 32885-8576, Your Acct number is: 8576\_\_\_\_ (unit number). \*\*\*\*\*

**NOTE: NEW Accounts** may have alternate arrangements! Please check with the Office if you purchased a Unit recently!!

A blue banner with white text that reads "Thank you, Mike McCormick!".

### **Facilities News:**

The Board is considering the need for **security cameras** and monitoring. This would be potentially expensive and will be studied further. This would have to be a split cost between the two Associations. **George Butterfield** has been named to this committee.

**SCG 2** has ordered “Unauthorized Parking Prohibited” signs for the North Parking lot. This will make very clear that ALL cars WILL be towed if found without a proper hang tag or notice.

### **Cable News:**

SCG 2 and 3 still are working on getting upgraded **internet service**. We are in negotiations with two providers to get new fiber optic improvements for all our communication needs. **Rob Matthews, Mike McCormick, Randy Harpe and David Breen** have been instrumental in this project, which has been under negotiation for some time.

### **Policies:**

We have an existing **Quiet Hours Policy** starting at 10 pm and going until 8 am. No loud noise or use of the pool is permitted during this period. Children under 18 are not permitted to run about the common areas unsupervised. Quiet conversation and or activity appropriate to late night hours are acceptable. Remember that *sounds travels well over water* and your words can be overheard easily!

Smoking (SCG 2): Our updated **Smoking Policy** states that smoking is permitted **only** in designated areas and do NOT include: the elevator, walkways, shuffle board court, pool area or clubhouse. Balconies are Limited Common Property (like the parking places and the A/C units on the roof) and therefore **balconies are NON smoking areas for ALL**. Smoking is permitted by Owners inside your unit only with windows and doors CLOSED and OUTSIDE ONLY on the property boundaries at least 50 feet from the building (e.g., the sidewalk by the roadway).

Under development is an update and clarification of our **Collections Policy**. This will establish a very clear time line for delinquent account recovery, including the placing of a lien and the loss of privileges to use the pool and clubhouse until balances are corrected.

## **GREAT OCEAN CONDOS:**

### **Is it hot outside or is it just us?!**

With summer in full effect it is hard to imagine in a few months the rest of the USA will be facing freezing cold temperatures and snow storms. Many folks in the Northern states are not ready to think about winter, which is why winter bookings are slow. Don't worry though, in another few months that mindset will change and our snowbirds will be ready to flock to Florida and enjoy salted rims, not salted roadways! Because some of our friends are able to stay longer than others, Great Ocean Condos accommodates all of their needs from one week to multiple months. Guests that can stay one month or less like to wait until one month of their arrival date before booking their stay, some even book a day or two before their arrival. If you are looking to maximize your rental revenue, renting weekly year-round is the best route for you. If you would prefer to only book on a

monthly basis, that's fine also! We just need to be aware this is the route you wish to go, so please email [info@greatoceancondos.com](mailto:info@greatoceancondos.com) with what fits your property's needs the best.

## **Important Reminders/Information:**

1) **Vendors:** 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.**

2) **SCG Website:** Remember that you can access our website at: [www.seacoastgardens.com](http://www.seacoastgardens.com). Your password is "scown3r". Find copies of our Board minutes and other useful information there! Please visit often!!

3) **Wristbands:** Your old yellow and green bands are **no longer valid** and you **WILL** be required to return to your Unit to retrieve your bands if you do not have one on your person.

4) **Parking:** ALL vehicles in our parking lots **MUST display a hang tag or dashboard permit** to avoid being towed. **This includes Owner's vehicles in numbered parking spots.**

5) **Update Your Preferred Contact Address/Method:**

We have had a number of outdated addresses for Owners. Please send an email to Deborah Packard at [offadmcsq@gmail.com](mailto:offadmcsq@gmail.com) which includes: Your Name, Address, SCG Unit Number, Cell Phone, Email, and Preferred Method for Communication.

**Noteworthy:**

**CONGRATULATIONS!!** to Deborah Packard for her successful completion for her CAM license! She has worked hard to achieve this goal!!



## Recipes:

### Baked Alaska

**Day One:** **Bake** a round, two-layer yellow or white cake with almond extract added. **Freeze.** **Soften** a half gallon of favorite ice cream enough to mold into a round bowl (line bowl with plastic wrap for easy removal). **Re-freeze.**

**Day Two:** **Line** cookie sheet with heavy paper covered with solid Crisco to cover all the way to the edges. Place ONE (or stack two) frozen cake layer(s) on paper plate and then place this on the cookie sheet. Invert and unmold ice cream on top of the cake layer(s). **Beat 8 egg whites and ¼ tsp cream of tartar** until stiff peaks form, adding gradually **1 cup of granulated sugar.** Cover ENTIRE cake and ice cream and SEAL it all the way down to the paper (swirl nicely). **Refreeze.**

**To Serve:** **Pre heat** oven to 425 degrees. Place cookie sheet with Alaska onto Lowest rack of oven and brown for 10 minutes. WATCH CAREFULLY! Remove to serving plate. To **serve flaming:** Heat any **alcohol** in small saucepan to ALMOST the boiling point. CAREFULLY Pour over Alaska and light with a match. VERY IMPRESSIVE!!! 😊 Use a HOT knife to slice.

**ENJOY!**

**Please feel free to submit recipes to Deborah Packard in the Management Office ([offadmscg@gmail.com](mailto:offadmscg@gmail.com)) for our next issue!!**

**Classifieds:**

**No classifieds this issue. Please submit announcements only for FREE items you have available to: Deborah Packard in the Management Office ([offadmscg@gmail.com](mailto:offadmscg@gmail.com)) for our next issue!**

**LABOR DAY PICNIC:**

Be watching for your Labor Day Picnic invitation in your email. Our hostesses are being creative and introducing some new, fun (read: DOOR PRIZES!) activities, so please pay special attention to their directions!

We look forward to seeing you there!

*Contributions and suggestions for inclusion in our*

*Newsletter are always welcome! Please submit items to*



*Deborah Packard in the SCG Management Office.*



*Thank you!*

*Patrice Butterfield and Dianne Fix, Editors*

*For Debbie Kreinest*



*On the Loss of Your Son*

***This newsletter is not an official or binding communication from either Sea Coast Gardens Board of Directors or GOC. The information herein is believed to be accurate at the time of dissemination, but it is not guaranteed to be without error. In addition, changes in future circumstances may change some of the potential outcomes reported herein.***