

**From:** Matt Grimaldi seacoastgardensoffice@gmail.com  
**Subject:** Update letter from your Board of Directors SCG3  
**Date:** December 18, 2023 at 7:51 AM  
**To:** Matt Grimaldi seacoastgardensoffice@gmail.com, christine.johnson@fsrresidential.co  
**Bcc:** andylevickscg2@gmail.com

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Hello Sea Coast 3 Owners!

There are a flurry of changes happening at Sea Coast Gardens that are very important and need to be brought to your attention.

First and foremost is our seawall. Several months of product and equipment delays, followed by weather and unusually high and persistent tides, have slowed our project beyond measure. In case you haven't been on property lately, things are finally ramping up and our seawall panels now extend beyond SCG 2 and through the deck area. As they continue towards our temporary beach stairs, we are working on a plan to provide continued access to the beach. Stay tuned as this progresses. Plans continue to evolve regarding our new and improved deck. Construction will begin on the heels of our seawall and our beach access will follow as our deck is being completed. Our best guesstimate for completion would now have to be May. Trust me, we hate the thought of this, but Mother Nature has taken her spot at the helm and crews work at her mercy.

Our clubhouse roof is now completed with the exception of repainting the center portion to better match the roof panels. Both of our pool heaters will be replaced by a single, more fuel efficient unit. It is scheduled to be installed this week and once completed will remain on for the winter. For the benefit of our new owners, the north pool and kiddie pools are the ones heated.

Our relationship with First Service Residential (FSR) didn't turn out as planned and December 31, 2023 will be their final day. Your Joint Board members have been hard at work for a replacement company and we have selected Surfside CAM LLC, lead by Matthew Grimaldi. Additionally, we have contracted with Seaward Bookkeeping to handle all of our accounting needs. PLEASE discontinue any future payments through Click Pay/FSR following your December payment. Please take a snapshot of your account with any remaining balances you may have. While we will do all we can to provide a streamlined transaction, it may be difficult to follow up on your behalf without some supporting documentation.

Let's move onto our 2024 Budget. Jane Foran, your Treasurer, has worked countless hours honing our budget to a razors edge. With prices skyrocketing across the globe, and insurance premiums alone nearly doubling, she was able to produce a budget that provides a monthly increase of roughly 8%. You should have received a paper copy of this budget, along with the monthly payments specific to your unit, in the mail. Please be sure to submit the proper amount for your January payment. If you are also making a January Special Assessment payment, please be sure this is a separate payment and not combined with your monthly maintenance fee. These are two separate accounts.

January 20, 2024, is our Annual Owners Meeting and election of officers. We still have one remaining seat open on our board for a one year term. This is fulfilling work, requires no prior experience and is important to our community. We need an active ownership and welcome you to join us in serving SCG III. Please send an email to Mattgrimaldicam@gmail.com if you are interested in joining the board.

Saving the best for last. Andy Levick from the SCG II board has spent many hours working on our website. Below is a brief explanation from Andy explaining the website:

Looking for some great information on our community? Take a look at our newly revamped web site at [seacoastgardens.com](http://seacoastgardens.com) and let us know your thoughts. We have mostly new content that is organized with a naming convention that makes it easy to find community documents and other relevant information. There is a community calendar, monthly management property updates, clubhouse wifi password, vendor recommendations from the community, a local 4+ star restaurant list and more. We posted many documents under the "Owner's Info Secure" page on the main Owners Menu. Take a look with the SCG3 password of SCG3beach. There you will find meeting minutes from every Board meeting for the past few years, Board Meeting Information that will be discussed at the approaching Board meetings, community policies, seawall progress reports, vendor bids and contracts, and plenty of additional information. Please contact Andy Levick with any questions or suggestions at [andylevickscg2@gmail.com](mailto:andylevickscg2@gmail.com).

As 2023 comes to a close, we can not thank you enough for the patience and understanding you have had throughout the year. We are thankful that no major storms came our way in 2023 and we are excited about our new management team! May you each have a blessed and joyful Holiday Season and we look forward to seeing you in person at our January 20 Annual Owners Meeting in the SCG clubhouse @ 1PM. We are planning a social event for after the meeting so please plan to attend.

All the best to you and yours,

Your SCG III Board of Directors

Garth Crow

Blake Ferguson

Dianne Fix

Jane Foran

Jennifer Frankenstein Harris

Kathy Morris



