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Subject: Owner Seawall Update and Treasurer Update
Date: July 25, 2024 at 9:54 AM
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Hello fellow SCG2 owners!

Sending along an update regarding our seawall project and other general association news . I've tried my best to be consistent with seawall updates on Facebook, but with this email I hope to reach everyone who may have either missed updates along the way, is a new owner or may not be in our owner FB group.

Here is the latest--SCG 2 seawall has been installed and the concrete cap poured almost to the middle of the "deck" property line junction. As the SCG3 wall is completed, the final concrete cap pour will be done finishing that portion of the project. While I hesitate to give an estimated completion date, being in the middle of hurricane season obviously puts the most pressure possible on the crew to finish. We have had many challenges with this vendor and are eager to have them finish the job.

The second phase will be the installation of our exfiltration system. Yesterday, Matt and I met with the vendors involved in that process. We worked through some concerns, updated information (and hiccups); and ultimately forged a path forward. This drainage system is critical to the management of stormwater from our parking lot, roof and the soon-to-be-installed paver deck. When installed, there will be some construction equipment on the oceanfront, and a portion of the parking lot will be impacted for staging equipment as well. We will give everyone advance notice as best we can, so please have the expectation to hear from us with details within the next few weeks.

Following the exfiltration system installation, we will be on our way to a new paver deck, railings and beach stairs. We will provide more details on that process as the timeline is mapped out. We are thankful we've been able to maintain uninterrupted beach access throughout this whole process and it is our goal to continue to have that accessible. Both SCG2 and SCG3 are in discussion to update our shuffleboard court, pool deck and walkway pavers as well for an overall improved courtyard look!

We have received \$287,883.35 in hurricane restoration reimbursement grant money from the State of FL. As of July 1, there are updates to that program including additional reimbursement funds available. Matt is assisting me with submitting additional receipts with our application. We hope to receive more than the original \$300,000 maximum, which is exciting news for our reserve account! Additionally, there is another grant available we will be applying for with 100% reimbursement potentially of sand/fill etc. used in our seawall project. Also, there is a third opportunity for sand placement in front of our seawall through a project headed by Volusia County. If awarded, that will provide dune replenishment sometime in

Volusia County. If awarded, that will provide dune replenishment sometime in November/December. All wonderful news I am happy to share!

Couple more items to note-- Our treasurer, Carol Luce has included an update on our 2024 finances and anticipated 2025 budget requirements. That letter is attached! There are important changes to Florida Statute and condo regulations now in effect, as well as further compliance expected in 2025 and 2026. I will be sharing information as we work through it, but for now please understand there are reserve requirements we will not be able to waive. The exact financial impact of that will be worked through this Fall during the budget planning with more information coming out to owners.

We are in the process of choosing a new bookkeeper for our association. That decision will be made in the next several days. And last, just a reminder the Pet Policy is back in full effect as of August 1st, so please make sure guests are aware pets need alternate accommodations. A copy of the current pet policy, and other condo information can be found on our newly updated website--Thanks to Andy Levick for working on that project!

Last, I extend many thanks to everyone for their patience and understanding this year. It has been a challenging one as we work through the seawall installation and I share the same frustrations as all of you. I appreciate the support received and know I am always available if you'd like to reach out with questions or concerns!

Best,

Julie Clarke
President
Sea Coast Gardens II
757-284-1990

**July 18 Letter to
Owners.pdf**

265 KB

