

From: Matt Grimaldi seacoastgardensoffice@gmail.com

Subject: Update letter from SCG2 President

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Greetings fellow Sea Coast 2 Owners!

I know this email is long overdue. A new job at Delta and two unexpected family losses have kept me in a tailspin. There are a flurry of changes around campus 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 our six stack. They expect the wall to extend beyond the flag pole this week! 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. My best guesstimate for completion would now have to be May.

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 Both of our pool heaters have been replaced by a single, more fuel efficient unit. It is being 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. You may have also noticed some changes in our Laundry Rooms. All ten of our old and rusty hot water heaters have been removed. Our hot and cold water lines were replaced with new lines and valves and the ten 40 gallon tanks (400 gallons total) were replaced with two 50 gallon tanks (you do the math) which will save on our monthly electric bill. The biggest savings will be 10-12 years from now when we will replace two tanks vs ten. Our CPC has chosen a color to coordinate with our exterior colors and we will paint the laundry rooms for a fresh, new look soon.

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 a new company Surfside CAM LLC, led by Matthew Grimaldi from SCG3. Additionally, we've contracted with Seward Bookkeeping to handle all of our accounting needs. PLEASE discontinue any future payments to Connect/FSR following your December payment. Please take a snapshot of your account

CONNECTION following your December payment. Please take a snapshot of your account with any remaining balances you may have. While we'll 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. Carol Luce, your Treasurer and seasoned accountant, has worked countless hours honing our budget to a razor's 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 7%. A paper copy of this budget, along with the monthly payments specific to your unit, is in the mail as we speak. This is in preparation for our Annual Budget meeting which will take place December 21, 2023 at 7:00. This meeting is very important and we welcome you and any inputs.

January 20, 2024, is our Annual Owners Meeting and with that comes the election of four new Directors to fill your new Board. This is very fulfilling work, requires no prior experience and can take only a few hours per month of your time. Please fill out your application form contained in your Annual Meeting Owners packet mailed out last week. Applications must be received in the front office in person or email no later than Monday, December 11th. The more applications the better!

Saving the best for last. Our very own Andy Levick has put together a wonderful and extremely useful tool for Sea Coast Gardens owners. Below is a brief explanation from Andy explaining the Web Site:

Looking for some great information on our community? Take a look at our newly revamped web site at 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 **SCG2 password of SCG2nsb**. There you will find meeting minutes from every Board meeting for the past few years, Board Meeting Information 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.

As 2023 comes to a close, we've all been thru more than our share of trials and tribulations. I can't thank you enough for the patience and understand you've had throughout the year. May you have a blessed and joyful Holiday Season. Hug those near and dear you a little tighter. Life is such a fragile thing.

All the best to you and yours,

Greg Frandsen
SCG2 HOA President
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