

Seaside Newsletter

3rd Quarter 2021

Weatherproofing of the seven residential buildings is scheduled to begin mobilization August 2nd and work is expected to continue into December. The process includes repair of areas where the stucco has bubbled.

Screens – It is recommended that owners remove all window screens. The contractors are not liable for any damages caused by pressure washing or paint drips on screens. Screened porches on 2nd and 3rd floors will have one panel of screening cut for access and replaced at the end of the project. Owners will be billed extra for their screened porch. Price not yet determined.

Shutters will not be removed, but those that are missing or broken will be replaced.

Walkways are to be painted a dark brown as part of the weatherproofing process. The coating being applied must have approximately 72-hours to cure. There will be no access to 2nd and 3rd floor units during the application process. Access to 1st floor units will be through porch doors only.

Updates and notices regarding the weatherproofing project will be sent through AppFolio. Please pay attention to the notifications and forward to your guests/property managers as this project impacts all units.

Tile on porches is not permitted. At the time of change in ownership, all tiles must be removed, and 2nd & 3rd floor porches are required to be sealed to engineering specs. Contact Management for more information.

Owner Gate at 16th - Safety regulations require that we have 2-ways of egress, so the gate has remained open while waiting for parts. Additional lighting and security cameras are to be added to the area per Board vote.

Remodeling Reminder that Board approval must be obtained before work begins. Painting? New counter tops? Replacing carpet with carpet? No problem – no approval needed. New toilet, new shower, new hard surface flooring, new HVAC, new kitchen ... submit a remodel approval form as soon as you have a plan – do not wait until the contractor reports for demolition!

Annual Owners' Meeting October 26, 2021. We are hoping to have an in-person annual meeting this year. Details are not yet in place.

Wildlife – Please do not feed the wildlife (including turtles). Bread and chips are not good for them. Also, encouraging the turtles with food endangers children's fingers and toes.

Pictured - Roseate Spoonbill and Mallard Duck.



Photo courtesy of K. Ramsey.

The roseate spoonbill is noted for its pink and white plumage, orange tailfeathers, and red legs. It is a member of the Ibis & Spoonbill family. Spoonbills use their spoon shaped beak to scoop up insects, plant bits, minnows, and other small fish. They are gregarious birds – living in large colonies with other spoonbills, ibises, herons, egrets, wood storks, and cormorants.