

WEEKLY ACTIVITY REPORT

SEA RANCH CLUB ASSOCIATION

Contributors:

Laura Conejos: Association Manager
Cindy Salem: Administrative Assistant
Ground Manager: Jonathan Kulhman



Week Ending: June 7, 2024

**SeaRanch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

IMPORTANT INFORMATION:

B and C Cabana bathroom will be closed on Monday June 10th from 8 am to 11 am. We are replacing the sewer pipes that connect B and C sewers. C bathrooms will be open Monday before noon. B cabana will remain closed during the week since we are still working on the concrete restoration and tile replacement in the bathroom.

On Tuesday, a company will fix the B cabana countertop (It is cracked) and the same day another company will start to install the windscreen in all 3 cabanas.

Administrative Items:

- Coordinate the meeting with ACG, First Service and SRC for next week.
- Worked in Blue Coast payment application and change orders.
- Worked with Blue Coast invoices, schedule, etc.
- Worked in pool attendants schedule for the week.
- Bought maintenance materials, tools, and equipment.
- Worked with all vendors invoices.
- Worked on Association employee's performance review.
- Attended Aflac presentation for employees.
- Worked with Crizabella to replace a part of the controller at C pump room.
- Worked on C pool heaters replacement.
- Preparing Association information for First Service.

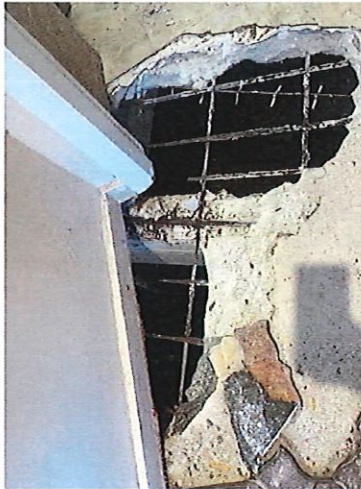
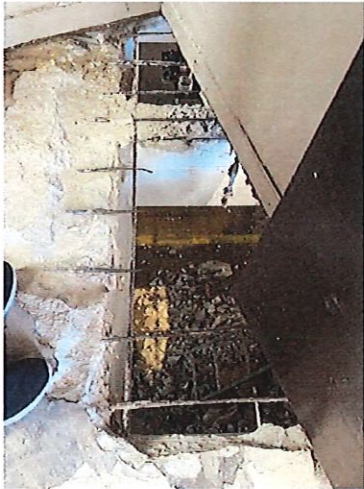


Maintenance Items:

- B cabana roof is almost done. It will be done on Monday.



- Concrete restoration on B cabana is still in progress. It will take longer than expected since the concrete is bad in different areas.



- “A” pool has the waterproof done and the water test is in progress.



- The staircase inside C cabana was painted.

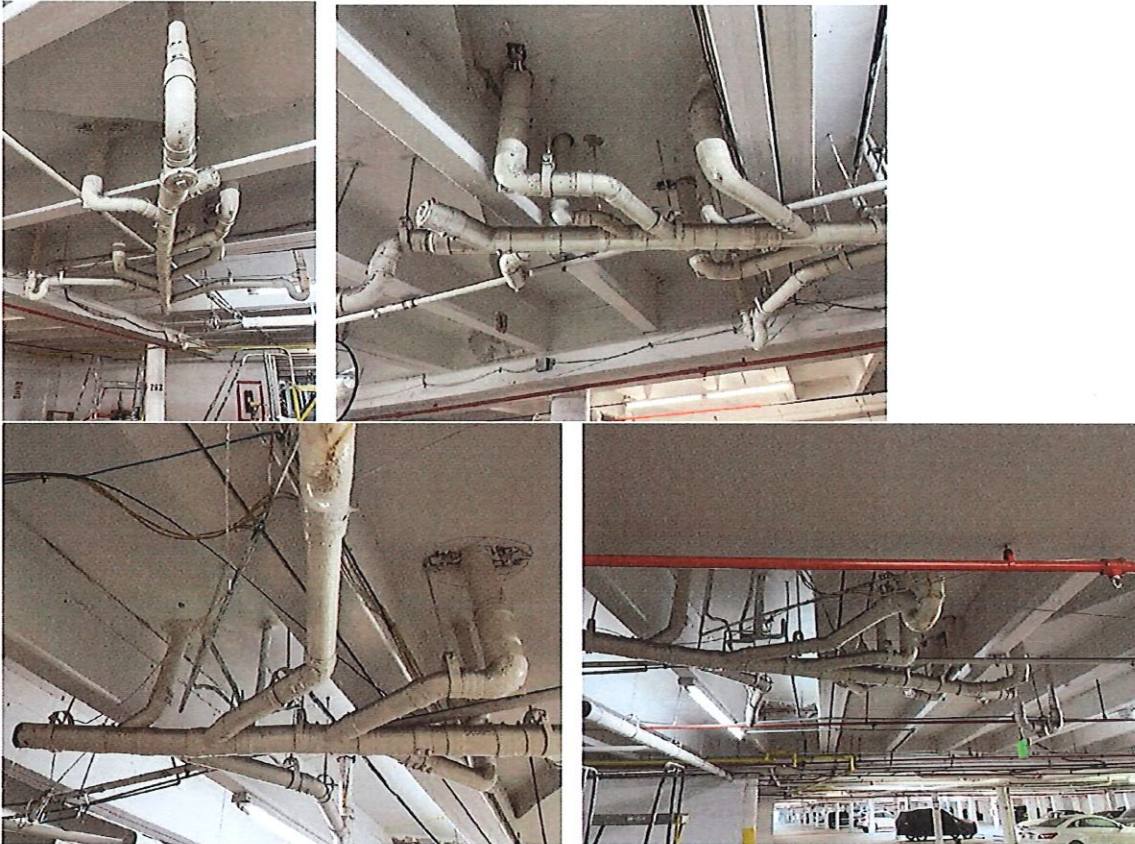


- Blue coast is installing the pavers by A tennis deck.



- The water fountain in C is broken, we bought a new one and it must be here next week.
- A few umbrellas were repaired this week.
- The B cabana sewer pipes replacement is almost done. It will be done on Monday.

Before

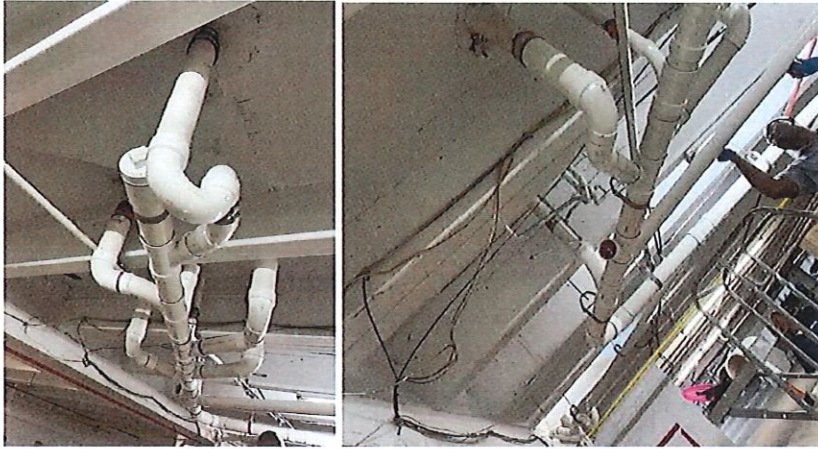


**SeaRanch
CLUB**

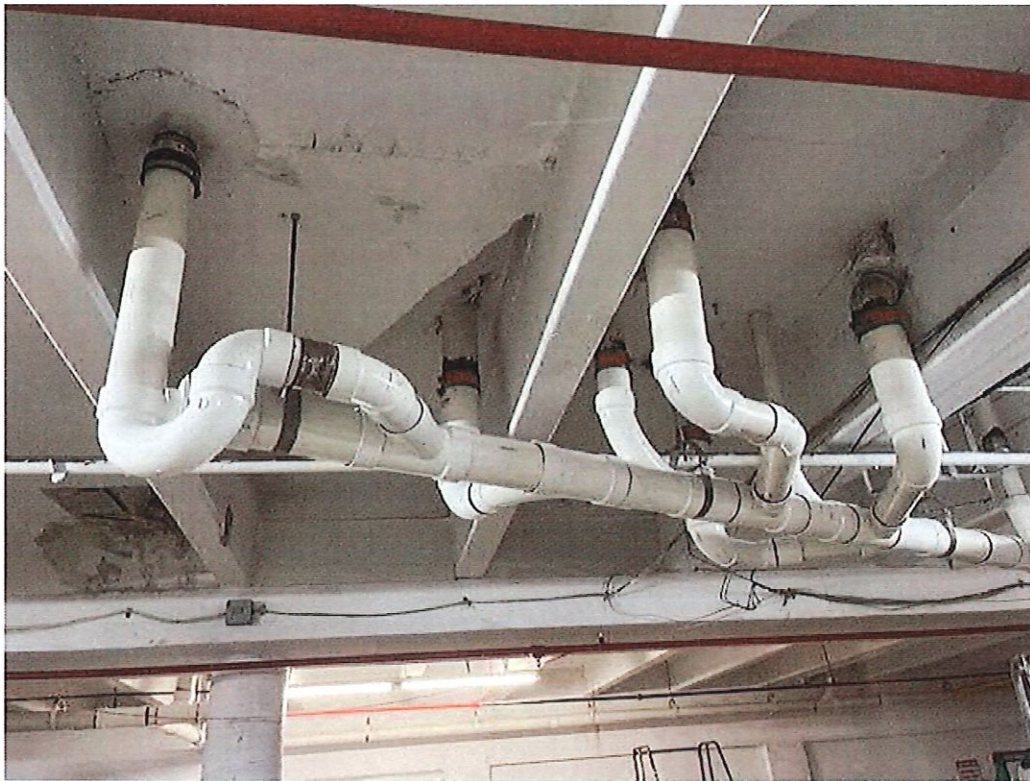
CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

After



We are using PVC pipes and stainless-steel hangers.



**Sea Ranch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

- Our maintenance team is preparing the cabanas for the new windscreen, the installation will start on Tuesday June 11 (all 3 cabanas).



Management Meetings:

- Met with Val Prophet (First Service) for few hours.
- Phone call with Billy Coleman (First Service)
- Met with a few owners for different reasons.
- Met with Blue Coast electrician many times, we found a lot of electrical problem in B building parking and we are working to solve the problems.
- Met with Maintenance supervisor and Jonathan a few times to coordinate maintenance work.
- Met with ACG 3 times this week, to have an update in the projects.
- Met with Laura P and Jonathan to discuss the landscaping around B building.
- Met with the new C building Manager a few times to talk about different projects.
- Met with Roofing at its best to discuss the wood replacement by B cabana, the roof had a lot of termite damage, they replaced the damaged wood.

WEEKLY ACTIVITY REPORT

SEA RANCH CLUB ASSOCIATION

Contributors:

Laura Conejos: Association Manager
Cindy Salem: Administrative Assistant
Ground Manager: Jonathan Kulhman



Week Ending: June 14th , 2024

**SeaRanch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

IMPORTANT INFORMATION:

B cabana will remain closed during the week since we are still working on the concrete restoration and tile replacement in the bathroom.

Administrative Items:

- Coordinate the meeting with ACG, First Service and SRC for next week.
- Worked in Blue Coast progress, invoices and schedule.
- Worked in pool attendants schedule for the week.
- Bought maintenance materials, tools, and equipment.
- Worked with all vendors invoices.
- Worked on Association employee's performance review.
- Worked with Crizabella to replace a part of the controller at C pump room.
- Worked on C pool heaters and lights replacement.
- Preparing Association information for First Service.
- Worked with rental parking.
- Set zoom meetings for association meetings.

Maintenance Items:

- B cabana roof is done. The work is completed on all 4 roofs.
- The shower handle in B cabana shower was fixed.



**SeaRanch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

- The countertop by B cabana was fixed, it just needs to be polished once the material is cured.



- Concrete restoration on B cabana is still in progress. It will take longer than expected since the concrete is bad in different areas.



- The tiles at B cabana bathrooms are going to be replaced (Work in progress). We are going to install new drains, level the floor and install the new tiles.



**SeaRanch
CLUB**

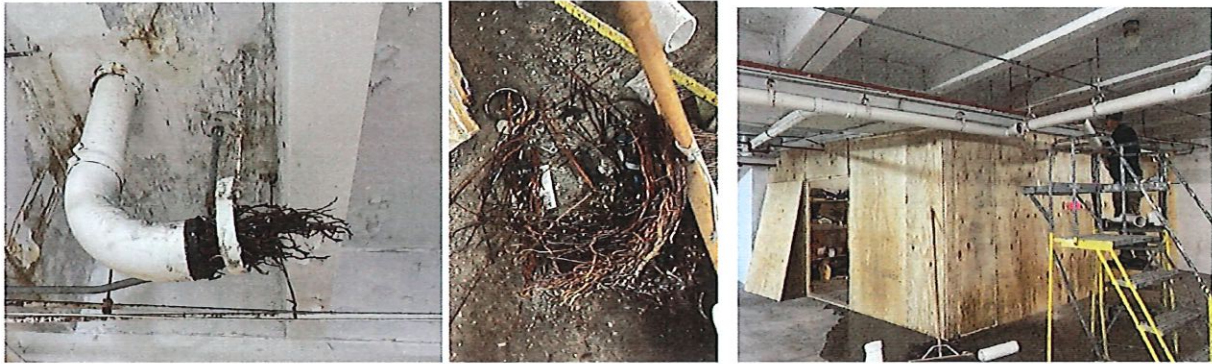
CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
 Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
 Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
 Lauderdale-By-The-Sea, Florida 33308

- The water test in “A” pool was successful.



- Our maintenance team continues with pipe replacement in the parking lot.



- The cabanas are ready for the windscreen and the company is installing them this week. It will be done by next week (weather permitting). The electrician is coming on Monday to connect all the windscreens.



**SeaRanch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

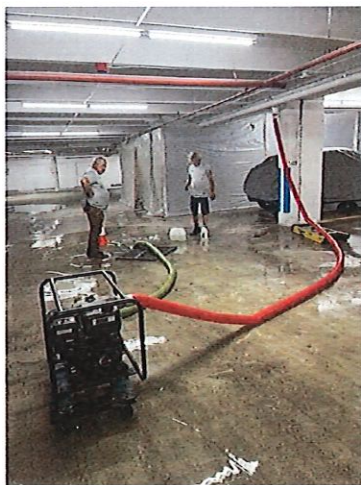
Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308



- The water fountain in C is broken, we received the new one and it will be installed next week.
- The lamps by A beach area were replaced and the posts repainted.



- A few umbrellas were repaired this week.
- Our association maintenance team were working hard removing the water from the parking on Tuesday. Cleaned all the drains and install a portable pump in A parking lot.



**Sea Ranch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

Management Meetings:

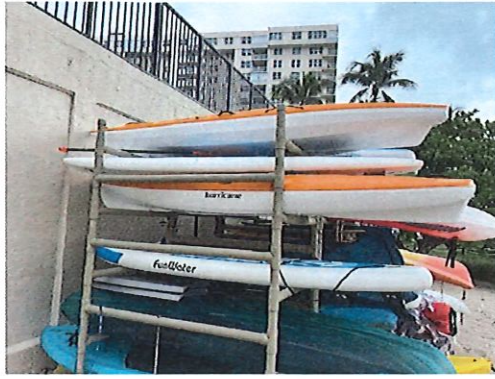
- Met with a few owners for different reasons.
- Met with Blue Coast electrician.
- Met with South Florida utilities to fix and/ or replace the pumps by "A" building
- Met with Maintenance supervisor and Jonathan a few times to coordinate maintenance work.
- Met with ACG 2 times this week, to have an update in the projects.
- Met With Carlin about the leak coming from the expansion joint from the tennis court
- Met with Roofing at its best and the building inspector, the permit will be close.
- Met with American pool to get a second proposal for C pool heaters and C pool lights, I must have it before the next meeting.

IMPORTANT INFORMATION

- This week we had a turtle laying eggs on our beach Thursday morning. Please remember to close your blinds at night, the turtles get confused with the lights on in the apartments and can come to the building instead of going back to the Ocean. The same happens with the newborn turtles.



- Kayak owners, please leave the kayak upside down in the rack. The kayak in the picture will collect water and it can break the rack, it will be too much weight. Please help us, we are constantly moving kayaks.



- If you are leaving the building, please leave the car keys with a neighbor or the manager, we cannot do the concrete restoration in a few areas because we cannot move the cars. This column must have been done 2 months ago.... we can't move the car...



**Sea Ranch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

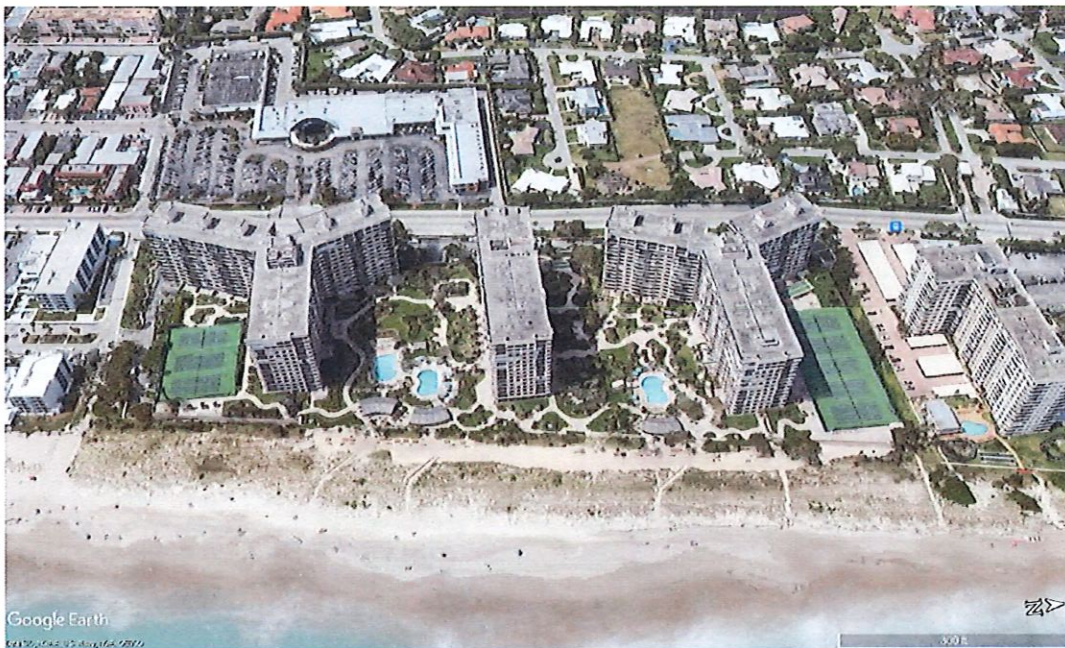
Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

WEEKLY ACTIVITY REPORT

SEA RANCH CLUB ASSOCIATION

Contributors:

Laura Conejos: Association Manager
Cindy Salem: Administrative Assistant
Ground Manager: Jonathan Kulhman



Week Ending: June 21st , 2024

**SeaRANCH
CLUB**

CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

IMPORTANT INFORMATION:

B cabana will remain closed for a few more days since we are still working on the concrete restoration and tile replacement in the bathroom.

Administrative Items:

- Worked on employee's performance review.
- Worked on the new salary proposal for Association Employees.
- Bought maintenance materials, tools, and equipment.
- Worked with all vendors invoices.
- Contacted different pool company to work on C pool heaters.
- Preparing Association information for First Service.
- Set zoom meetings for association and B building meetings.

Maintenance Items:

- The windscreens are installed in all 3 cabanas, and they are going to install the switch to move the screens up and down next week. In the picture all screens are down, great visibility.



**SeaRanch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

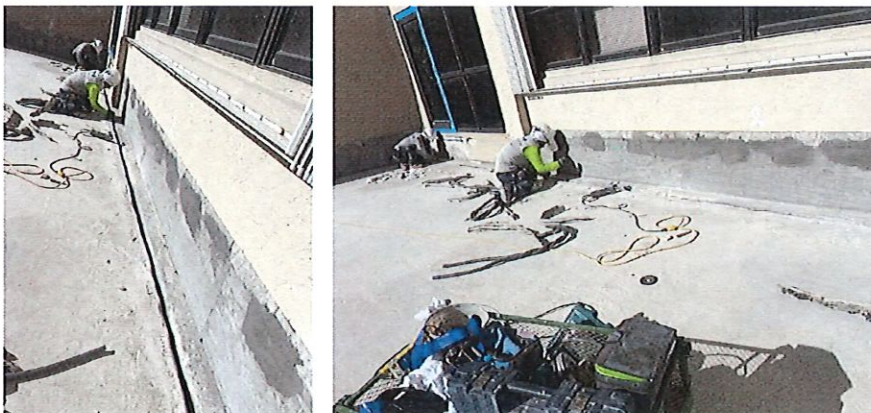
- Concrete restoration on B cabana is almost done, we will open the cabana by Tuesday/ Wednesday but we will keep the bathrooms closed for the whole week until the floor is done.



- The tiles at B cabana bathrooms are going to be replaced (Work in progress).
- Blue Coast is preparing the “A” pool deck for the waterproof.



- Blue Coast is replacing the expansion joint in “A” building North deck (Tennis deck), that will stop the water in the upper garage. It will take a few days to be done (weather permitting)

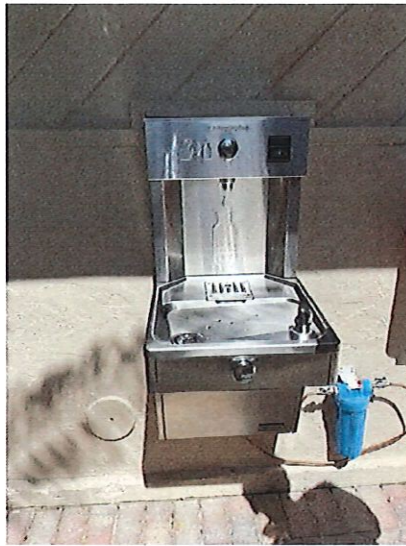


**SeaRanch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
 Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
 Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
 Lauderdale-By-The-Sea, Florida 33308

- The water fountain in C was replaced this week.



- A few umbrellas were repaired this week.
- Our maintenance team fixed the post at “A” dog park and a locksmith installed; a new lock, we have had some issues with few keys that are not working, we are replacing the old keys.



- We had a few leaks from the building, “B” building maintenance took care of the leak, and we replaced the damaged ceiling tiles.



**SeaRanch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

Management Meetings:

- Met with a few owners for different reasons.
- Met with Blue Coast, ACG, First Service and Laura Prado.
- Met with Val Prophete to work on employees' reviews.
- Attended the meeting with First Service about Insurance.
- Attended the Board meeting on Wednesday.
- Met with Maintenance supervisor and Jonathan a few times to coordinate maintenance work.
- Met with Blue Coast supervisor to talk about "A" tennis deck expansion joint replacement.
- Met with Julio Chioldes a First Service engineer and showed him all the property.
- Waiting for Miami pool Tech to get a Third proposal for C pool heaters, I must have it before the next meeting.



CONDOMINIUM ASSOCIATION, INC.

Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308
