

# WEEKLY ACTIVITY REPORT

## SEA RANCH CLUB ASSOCIATION

---

### Contributors:

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

---



**Week Ending: March 1<sup>st</sup>, 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

---

---

## Administrative Items:

---

- Worked with New style fence, Blue Coast and ACG to get the drawings and the fence permit approved by the City.
- Worked with Spado pool construction and blue Coast in the building permit for A pool
- Worked with Buildinglink to change tennis and Pickleball reservation setting in the system.
- Worked with Van Kirk pools in the C and A pool account balance.
- Worked with Cindy classifying the association water bills since August 1<sup>st</sup> 2023.
- Review all PRS videos to verify the pipelining of 6 pipes in B building.

## Maintenance Items:

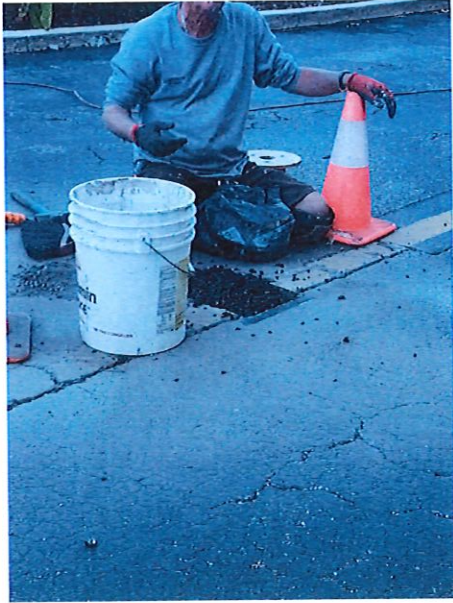
---

- Blue coast is waterproofing the area around the pool fence post to prevent future leaks and removing the old fence





- Worked in the repair of the asphalt potholes in the driveway around the 3 buildings.



- Replaced a few stormwater pipes in the parking lot. Those pipes were replaced in one week.



**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

- Installed new individual lamps in each gas grill to have a better light at night.



- Turtle season starts today, as every year, we replaced all cabana lights for a turtle friendly ones.



- The new fence in A tennis deck is completed

**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 fence company is welding the plates by C pool



**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 New Style fencing owner.
- Attended Association Board of Directors meeting.
- Attended a meeting with Juda Eskew
- Met with City Vitae (EV Chargers)
- Met with different board members during the week.
- Met with Van Kirk pool owner to continue with C pool once we get fence approval.
- Met with Crizabella pool to change the services we received from them.

## Upcoming Tasks:

---

- Continue working on the C tennis new fencing.
- Work with Blue Coast to get the approved permit for the pool fence.
- Work with New style fencing in the installation of the plates in the fence on top of the wall.
- Work with Van Kirk pool in the account and delivery of A and B pool materials.
- Check all the expansions joint in the complex when it is raining.



# WEEKLY ACTIVITY REPORT

## SEA RANCH CLUB ASSOCIATION

---

### Contributors:

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

---



**Week Ending: March 9<sup>th</sup>, 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

---

---

## Administrative Items:

---

- Worked with New style fence, Blue Coast and ACG to get the drawings and the fence permit approved by the City. The city inspection is scheduled for Tuesday morning.
- Worked with Spado pool construction, they started this week in A pool.
- Worked With Roofing at its best to get the approval to start replacing the cabana roof, we are waiting for the Broward County approval.
- Worked with Van Kirk pools in the C and A pool account balance and material delivery.
- Keep working in a few parking sticker per week.

## Maintenance Items:

---

- Replaced C cabana freezer
- Painted all planters inside C pool area.



**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



- Maintained the dog park and tennis bench (one at a time)



- Painting the curb in A tennis deck.



**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 fence by C pool is complete and ready for the inspection



- Replacement of B pool pump motor.



## Management Meetings:

---

- Met with New Style fencing owner, we made few changes on the plates and he continues the work.
- Attended Association Board of Directors meeting.
- Met with different board members during the week.
- Phone call with Van Kirk pool owner to continue with C pool next Wednesday (after fence inspection)

**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



# Upcoming Tasks:

---

- Keep working with all contractors (Blue Coast, ACG, Spado, New style fencing, roofing at its best, Van Kirk, Comet) Takes 70 - 80% of my time
- Work with the electrician in the lights by A tennis deck
- Continue working on the C tennis new fencing.
- Check all the expansions joint in the complex when it is raining.
- Keep making parking stickers.
- Work in the schedule for the next pipes to line in the parking
- Keep replacing pipes in the parking
- Continue working on the preventive maintenance in Association areas.
- Work in more improvements in all 3 cabanas and surrounding areas

# WEEKLY ACTIVITY REPORT

## SEA RANCH CLUB ASSOCIATION

---

### Contributors:

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

---



**Week Ending: March 22<sup>nd</sup> , 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

---

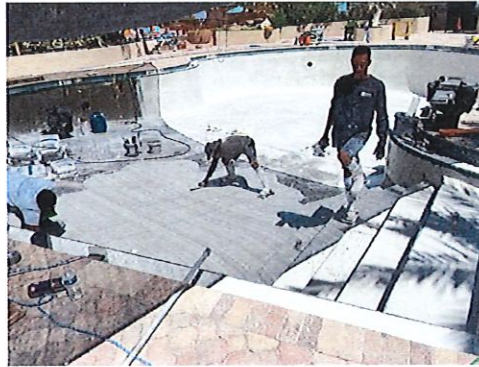
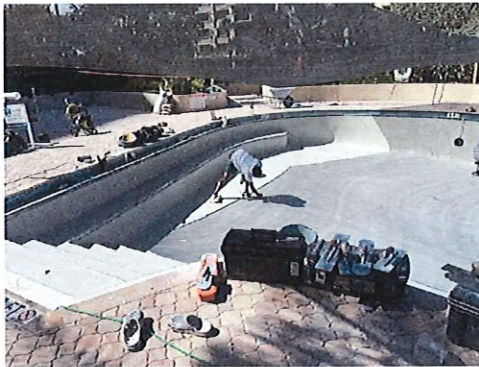
---



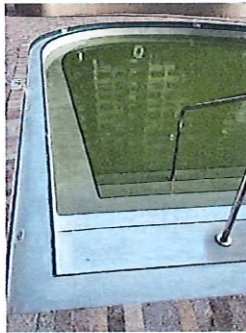
# Administrative Items:

---

- Worked in Buildinglink to create Association (common areas) maintenance, owners can create a work order for common areas.
- Worked with Maintenance lead tech to start including the preventive and regular maintenance in buildinglink.
- Coordinate plaster with Van Kirk. The plaster was done between Tuesday and Wednesday.



- The pool was filled on Wednesday – Thursday and the chemical balancing is in progress (it will take a month aprox.)



- Created a few stickers this week.
- Worked with goodair on Tuesday to get the parking fan proposal.
- Contacted the roofing company, they are still waiting for asbestos report from Broward County. Aluminum panels are ready for delivery.
- Got a 2<sup>nd</sup> proposal for the electrical pipe from C building to C guard house in the lower garage, still need one more.

**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

---

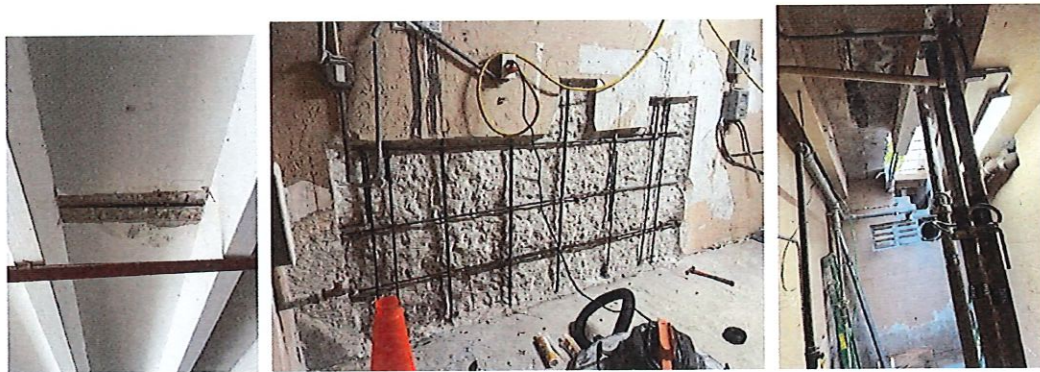
---



- “A” building pool is ready for plumbing inspection. They are working this week and next week in the steel.



- Blue Coast keep working on the concrete restoration in A south lower garage and pool deck area and “A” pool pump room and a few planters.



- Contacted New Style fencing to get a proposal for B building North west fencing

**SeaRanch  
Club**

CONDOMINIUM ASSOCIATION, INC.

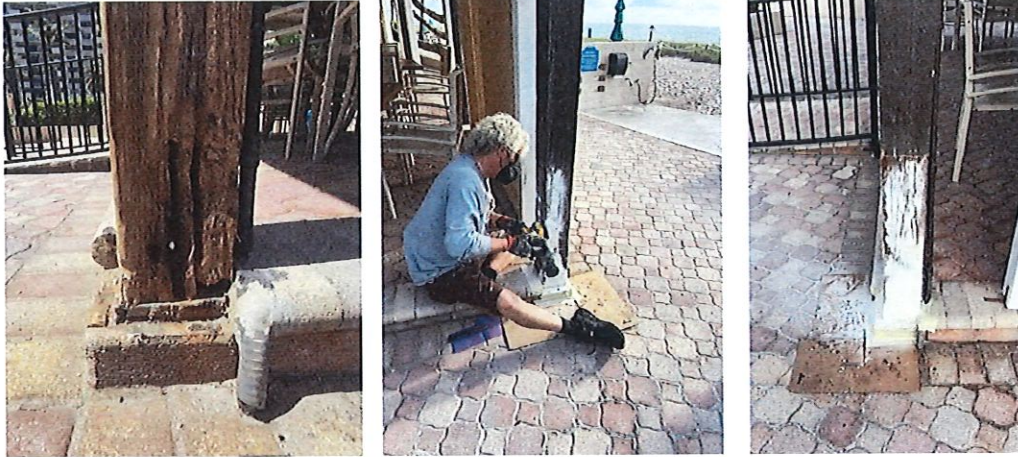
Condominium A — 5100 North Ocean Boulevard — (954) 781-8711  
 Condominium B — 5000 North Ocean Boulevard — (954) 785-5860  
 Condominium C — 4900 North Ocean Boulevard — (954) 785-9504  
 Lauderdale-By-The-Sea, Florida 33308



# Maintenance Items:

---

- Comet fence finished the fence on Thursday 21<sup>st</sup>. Courts are open again.
- We finally found a similar green paint for C tennis court; we will paint again the repaired areas by the fence
- We are fixing the cabana post before the installation of the new windscreen. We did one as a sample to test the product, so far looks great.



- Worked with Gate master to repair A upper garage gates.
- We continue with the paint of the planters in A Tennis deck.



- We continue to replace pipes in the parking lot.

# Management Meetings:

---

- Met with Ori Spado for a follow up about A pool, work in progress.
- Met with Blue Coast and ACG and walked the property checking all the work we are doing.
- Attended Association Board of Directors meeting.
- Met with different board members during the week.
- Met with Maintenance supervisor a few times to coordinate maintenance work.

# Upcoming Tasks:

---

- Keep working with all contractors (Blue Coast, ACG, Spado, New style fencing, roofing at its best, Van Kirk)
- Continue working on the C tennis floor paint.
- Check all the expansions joint in the complex when it is raining.
- Keep making parking stickers.
- Work in the schedule for the next pipes to line in the parking.
- Keep replacing pipes in the parking lot.
- Continue working on the preventive maintenance in Association areas.
- Work on more improvements in all 3 cabanas and surrounding areas.



# WEEKLY ACTIVITY REPORT

## SEA RANCH CLUB ASSOCIATION

---

### Contributors:

Laura Conejos: Association Manager

Cindy Salem: Administrative Assistant

Ground Manager: Jonathan Kulhman

---



**Week Ending: March 29<sup>th</sup> , 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

---

---

# Administrative Items:

---

- Worked with Maintenance lead tech to start including the preventive and regular maintenance in buildinglink.
- Worked in the payroll for Association Employees.
- Worked with LTM to get the parking by A building to store the 2<sup>nd</sup> batch of pavers.
- Worked with Van Kirk in the final steps to finish C pool and get the Operational permit.



- I could not issue stickers this week.
- Contacted the roofing company, they are still waiting for asbestos report from Broward County. Aluminum panels are ready for delivery.
- Worked in the 3 proposals for the parking fan, received it and working on it.
- "A" building pool plumbing inspection was requested. They are working this week in the steel. The plan is to get the steel inspected by Wednesday.





- Blue Coast keep working on the concrete restoration in A south lower garage and pool deck area.



## Maintenance Items:

---

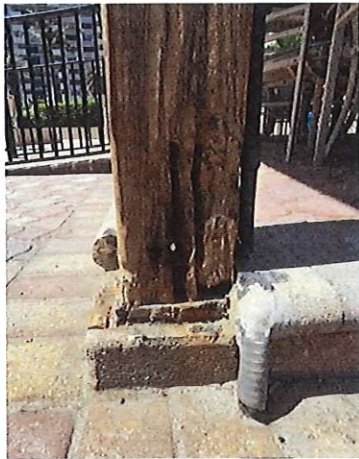
- We are fixing the cabana post before the installation of the new windscreen. We did one as a sample to test the product, looks great. We are going to continue with the rest of the columns in the cabanas.

**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





- Worked with Gate master to repair B South garage gate.
- We continue with the paint of the planters in A Tennis deck. Done this week



- We continue to replace pipes in the parking lot.
- Installation of a rubber ramp in all 3 doors in A tennis deck, safety first.

**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 wall lights in C cabana bathroom were replaced. A and B will be replaced too



**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 Ori Spado for a follow up about A pool, work in progress.
- Met with the Plumbing inspector, the plumbing inside the pool was approved
- Met with Blue Coast and ACG and walked the property checking all the work we are doing.
- Met with LTM (Alex Kaplan) to get the parking ready to receive the pavers
- Met with different board members during the week.
- Met with Maintenance supervisor a few times to coordinate maintenance work.
- Met with Jonathan to start the landscaping around C pool.

# Upcoming Tasks:

---

- Keep working with all contractors (Blue Coast, ACG, Spado, New style fencing, roofing at its best, Van Kirk)
- Continue working on the C tennis floor paint.
- Check all the expansions joint in the complex when it is raining.
- Keep making parking stickers.
- Work in the schedule for the next pipes to line in the parking.
- Keep replacing pipes in the parking lot.
- Continue working on the preventive maintenance in Association areas.
- Work on more improvements in all 3 cabanas and surrounding areas.
-