

# Sea Ranch Club “C” Condominium Building

*Newsletter*

2023

## Update from the Manager

Mr. Brian Packard  
Licensed and Certified Manager

Greetings Sea Ranch “C” Family. It’s been a hectic year so far and appears to be the year of “Anticipation” with the anticipation of so many projects going on and hopefully completed soon, such as, but not limited to, the pool, 40-year certification, the pool, insurance, and lastly did I mention the “pool”?

I will discuss the pool and other items in detail very soon in the newsletter. As for the building: In general, it’s in great condition and once we are done complying with state requirements we will start to focus on the enhancement of the building and that’s exciting.

So let’s address some specific topics.

## When is our pool going to be ready?

Though there was a delay, the pool is back on track and according to the Association it appears that it will be done by the end of October. I know many residents have asked me for the status and because I am not in charge of that project, I only know what I have been told. For exact info., please call the Association Manager at 954-946-9555.

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## New Insurance Agent for Sea Ranch

Two (2) years ago our insurance While Florida in general is getting killed with high insurance rates, Condominiums are taking the greatest beating. Some Associations/Buildings have seen a 300% increase in their insurance coverage. The unfortunate reality is that it’s not going to change anytime soon. agent retired after servicing us for many years and though it was the same company, it certainly wasn’t the same level of service. In today’s market with costs skyrocketing, it’s even more important to have an insurance agent that is here for us and that has our best interest in mind.

For years now, I have had the pleasure of working with an agent that fits that motif and fortunately the Association saw the same excellence as the Association hired Nate Markert from Insurance Office of America to service our insurance needs and so far, he has not disappointed.

Last year with less than 48 hours’ notice, Nate helped us to obtain Umbrella Coverage for the Association and saved us 36K. Now that he was appointed as the agent of record for Sea Ranch, his first task was obtaining wind insurance for the property.

With so many carriers leaving Florida, the choices were limited to Citizens, or a private carrier and the difference was over a million dollars. Because at that time we were in the process of obtaining our 40-year certification, Citizens was concerned and there was a real threat of not getting coverage from Citizens.

Nate and I worked with Citizens and ACG (the associations engineers) and satisfied their concerns and we got it done. The quote from the private insurance company was 2.2 million dollars for one year’s coverage and we secured coverage from Citizens for 1.2 million.

If you need a “Certificate of Insurance”, please email [CertRequests@ioausa.com](mailto:CertRequests@ioausa.com). Or call 561-961-2524. Please no longer call EOI Direct.

## 40 Year Inspection Update

We are done and the certification has been completed and filed. We are now just waiting for Broward County to issue our occupancy letter. Best news of all is no more loud noises!!!

## Emergency Life Safety System (E.L.S.S.) Update

This project is still ongoing with the install of the new fire alarm currently underway. The stair pressurization, the fire rated corridor doors and the sprinkler system for the lobby are set to begin soon.

## Party Room Update

The party room project is in full swing, and it is going to be amazing! Special thanks go out to Ellen and her committee for all the tireless work they have done. The bar is ready for fabrication with an approximate time frame of ten (10) to twelve (12) week turnaround time it puts us at around November for completion and then let's party like it's 1999!!!

## Let's Talk Rules, Procedures and Other Not So Fun Topics

**Packages** – Last year we received 25,967 packages. For a building with more than over 2/3<sup>rd</sup> of the residents off site, this is a staggering number of packages. We understand that in today's world E-Commerce is such a factor that the necessity of package procurement for buildings is even more important to the day-to-day operations than ever before. And we will gladly do it for you. Just please be mindful.

Also, and as previously mentioned, please try not to have packages sent if you are not here or not going to be here within a reasonable time. We just don't have the space available to store packages for a long period of time. We have had situations where almost twenty (20) very large packages have been in our queue for over a month. And that means valuable space taken up, so please just be mindful of that.

**Guests** – I completely understand why you would want to invite your friends and family to stay here... It's beautiful. But we are still having a lot of problems with the rules not being followed. According to the declaration of the Association, Approved guest(s) are

quantified to immediate family. This constitutes as your parents, grandparents, children and siblings.

This means everybody else is not approved and you **MUST** inform the office and then be approved by our office. We are receiving reports from numerous owners that some units are being rented out either short term or for the weekend.

Short term and weekend rentals are strictly prohibited and will receive a severe punishment if observed. The guards have been put on notice and will be monitoring this activity so be forewarned.

The spirit of the building as it relates to "guests" has always been a casual and respected relationship between parties, but if this continues so will the conversation from the building about increasing the security measures. One topic of discussion is getting rid of the FOBS and replacing them with BioMetric access. Which means nobody gets in unless you are a registered owner or renter.

### **Dogs/Service Dogs/Guests with Dogs –**

Owners are the only people allowed to have up to 2 pets on premises (each 20 lbs. or less). Per ADA guidelines, only an ESA animal is protected. This is private property and companion animals are not protected. Tenants are not allowed to have a dog, unless they are ESA trained. Also, your guests are not permitted to bring a dog on premises, unless ESA certified.

### **Move-In & Move-Outs –**

Are allowed only on Tuesdays and Thursdays from 8:30AM to 4:30PM. This has always been the rule but was never really enforced. The reason why this is being enforced is because of the increased influx of deliveries.

To offer further insight on Monday, Wednesdays, and Fridays we have refuge pick up and what is happening is because of all the delivery trucks parking by the front entrance this is causing issues for residents trying to enter the lower garage or just getting by that area.

### **Electricity and Elevators –**

I know this sounds silly, but here me out. Because I have the cameras in my office, I am constantly watching the activity in the building. One thing I notice is when a person goes to the main elevator landing spot, instead of hitting just one (1) button, the person will hit all three (3). Sending all three (3) cabs down. What this does is puts wear and tear on the elevator cabs and increases our electricity bill. If want to cut costs in the building these types of minor changes will help.

#### QUESTIONS AND ANSWERS

Q: Is an emotional support animal the same as a Companion animal?

A: No, an emotional support is trained and is protected by the ADA. A companion animal is not.

Q: What time can contractors come?

A: Monday to Friday, 8:30am to 4:30pm.

Q: How long does it take to get an application processed?

A: Up to thirty (30) days, providing all documents and fees have been received.

Q: Can I park my car backwards?

A: No, all cars have to be parked with the front facing the parking stop.

Q: Can I store items by my parking spot?

A: Unfortunately, no. All items are to be kept in your unit or storage facilities.

Q. Can I take the shopping carts to my unit and return it later?

A. All shopping carts are to be returned as soon as possible to be fair to your neighbors.

Q. Who handles issues outside of the building?

A. The Association. Please call Laura at 954-946-9555, or you can email her at [Manager@srcassociation.com](mailto:Manager@srcassociation.com).

Q. Can I get a delivery on a holiday?

A. Unfortunately, no. All deliveries are Monday to Friday, excluding holidays and weekends.

Q. Can a contractor come on a holiday?

A. Only for emergency repairs, such as A/C repair, major water leaks or no power in your unit.

Q. Can I have multiple packages delivered when I am not in residency?

A. We kindly ask that you don't, we simply don't have the space to store packages for days.

## Hurricane Preparedness

During hurricane season, June 1 - November 30, if a resident leaves Sea Ranch Club C, no matter how short the absence may be, we kindly ask that you remove furniture from their balconies and close shutters, if any.

Part-time residents are encouraged to contract for an apartment caretaker and file an authorization with the office. If staff has to remove furniture from balconies and secure shutters on a unit to protect the integrity of the building, **the owner will be charged \$500**. Sea Ranch Club C is not responsible for ANY damage.

Residents are encouraged to maintain their shutters/windows annually. At the time a **HURRICANE WATCH** is issued (when a hurricane could threaten the immediate area within 36 hours) staff will begin securing the building. At this time employees will be polled for volunteers to provide a presence at the front desk during the mandatory evacuation and hurricane.

When a **HURRICANE WARNING** is issued (hurricane force winds are expected to make landfall with 24 hours) and after all preparations have been completed, staff will continue working during their specific shifts until a Mandatory Evacuation Order is issued.

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# Everybody

## Loves Dio!

For over 20 years now, Mr. Dio Nunez has been a loyal and faithful employee of Sea Ranch Club "C". His excellence and dedication to the building is unparalleled to any other Chief Engineer that I have ever had the pleasure of working with.

In 1980, Dio and his family came to the United States from Cuba. They came legally, so no crazy stories of Dio floating on a piece of wood, surrounded by sharks. After arriving to the United States of America, Dio worked different jobs, but it was one job, as apprentice for his uncle fixing and maintaining electrical components, equipment and general construction that fueled his passion and desire for what he does so well for us on any given day.

With the knowledge and experience that Dio obtained as an apprentice for his uncle's business, he parlayed that into his first job as a maintenance person. In 2002, Dio was hired by Sea Ranch as a maintenance tech for the Association. After a couple of years, Dio's excellence was on full display, as a lot of staff and residents alike started to notice his talents. One person in particular was the manager at that time of Building "C". And in 2004, Dio was hired as a maintenance tech for the building. This was not received well by the Association, and this apparently caused a bit of drama as the Association did not want to lose him... Can you blame them?

Though Dio felt sad about leaving the Association staff, Dio knew it had to be done, because he was never going to get the experience and knowledge working at the Association level. Dio wanted to maintain a building, and we are all the better for that. Since 2004 Dio has continued to progress. He obtained his certificate in Air Conditioning and was also certified as an electrician a couple of years back. In 2016, I promoted Dio to Chief Engineer, and I would say that was one of my best decisions ever!!!

It's easy to be thankful for Dio when he fixes something for you/us because it's tangible. Where Dio shines is what you don't notice... Everyday the doors open, the air conditioning is keeping the common areas nice and cool, the lights tun on, there are no leaks, etc. That is where Dio truly shines. Thank you Dio!!!

