

WEEKLY ACTIVITY REPORT

SEA RANCH CLUB ASSOCIATION

Contributors:

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



Week Ending: July 12, 2024

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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:

On Thursday July 25th @ 8 am, a pest control company is coming to fumigate cabanas A and C against termites. Both cabanas will be closed during the morning. Once the product dries, we can reopen the cabanas. Most likely before noon.

Administrative Items:

- Work on new insurance from First service.
- Work in all the First Service paperwork
- Bought maintenance materials, tools, and equipment.
- Worked with all vendors invoices.
- Preparing Association information for First Service.
- Contacted Crizabella, American pool and Spado to get new amber lights proposals.
- Contacted Blue Coast Project Manager to get the schedule for A tennis deck, B concrete restoration and A pool deck.
- Contacted Spado pools to have an update about the "A" pool work.
- Contacted American pool to get the 2 heaters.
- Contacted an electrician to fix one light in C pool that has the transformer damaged and to fix 3 other electrical issues in the common areas.
- Issued few parking stickers, Cindy will start doing it next week.

Maintenance Items:

- "A" pool deck is getting the waterproof between Friday 19 and Saturday July 20
- Installation of 5 covers on the lights by the east wall in A and C to reduce the lights to the beach. The lights are amber but still it was a lot of light for the turtles. (turtle season)



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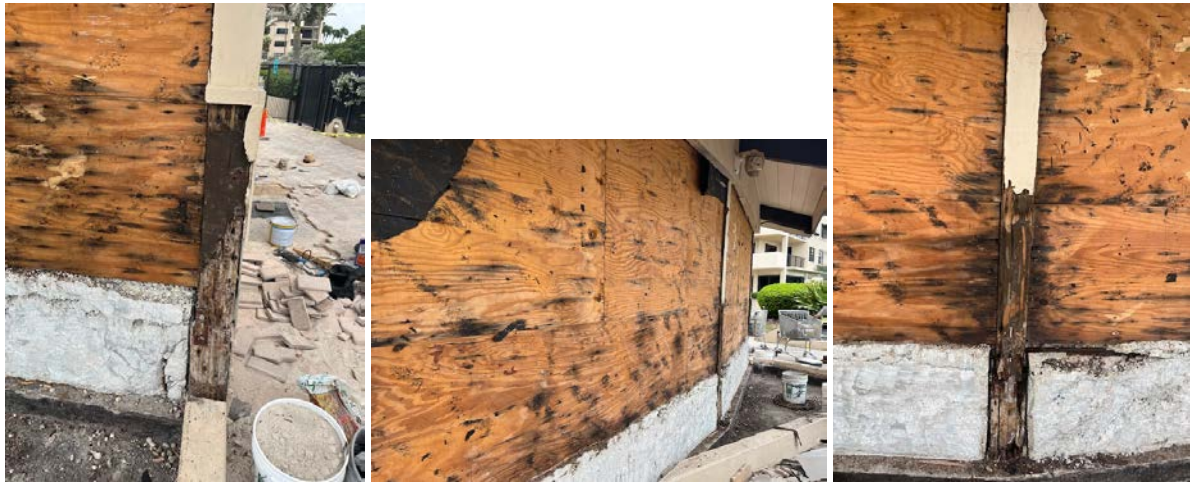
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- The camera at B cabana was installed back



- Concrete restoration in B cabana is still in progress, Blue Coast found more damaged areas than expected. The engineer (ACG) was here and took pictures, Blue Coast is waiting for ACG to know how to proceed with the repairs. We are still waiting for ACG to continue with the repair.



- A new mirror installed in the parking by the B south gate to prevent a possible accident.



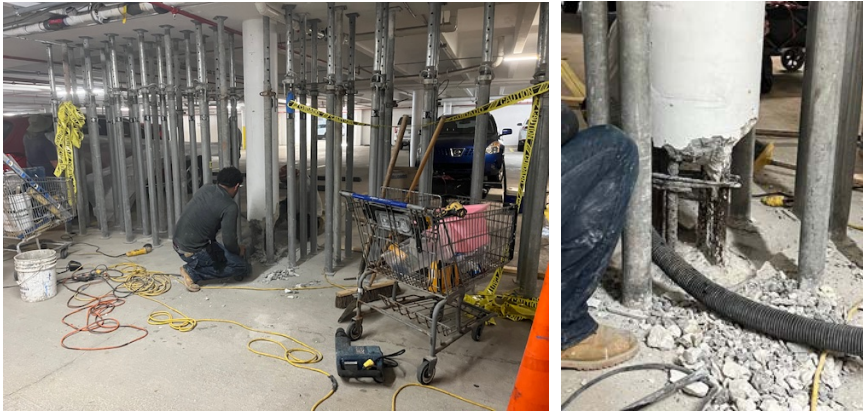
- Blue coast installed another waterproof on top of the expansion joint inside the tennis courts by A building.



- Blue Coast replaced about 80% of the expansion joint in “A” building North deck (Tennis deck), the new expansion joint will stop the water in the upper garage. They installed another waterproof system on top of the expansion joint to improve the system.



- A column in B parking was cut and replaced.



- A few umbrellas were repaired this week.
- The freezer at B cabana was replaced



- Our Maintenance team replaced the water heater in B cabana



- 11 lamps we replaced throughout the complex and have amber lights.

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Management Meetings:

- Met with a few owners for different reasons.
- Met with Val Prophet a few days a week.
- Met with the maintenance team to coordinate their daily work.
- Met with Mark (ACG) to talk about B cabana east wall damage and B front.
- Talked with First service Human resources to review a possible insurance plan.
- Met with “A” building manager to start working in “A” upper garage cleaning and painting.
- Met with C building manager to discuss different works to do in common areas close to C building.