

Seawalk Newsletter – December 2022



Your Seawalk Board

Please welcome your new board for another year of service to our Seawalk community. Some are continuing and some are new – they are:

Chip Bifano - Pres

Brian Travers - VP

Susan Brown – Secretary – Web site and communications liaison

Dan Cavey – Treasurer

Edmundo Gonzalez - Director

Robin Hailer – Director – Common Area Liaison

Kevin Knieling – Director – ACC Liaison

Board meetings are held on the 3rd Monday of each month and we encourage you to join us to keep up with all that goes along with the community. Our next meetings are December 19, 2022 and January 16, 2023. May Management issues invitations via Microsoft Teams so be on the lookout!

Architectural Control Committee

In addition to the board, your Architectural Control Committee is:

Vickie Cavey – ACC Team Leader

Susie Bifano

Eileen Pfaff

We want you to know who can be helpful to you as you navigate renovations, additions, landscaping and just everyday preservation of our beautiful community. **Robin Hailer** is your point of contact for items that effect the common areas – our pool, the lake, the common area landscaping. If you see an issue that needs attention, please send Robin an email at hailerpvb@hotmail.com.

Vickie Cavey (Vickiecavey@me.com) is our ACC leader and she can help you as you consider updates and changes to the exterior of your property. Any changes to the exterior – inclusive of landscaping, lighting, roofing, lighting etc. need to be pre-approved by the ACC. The ACC application is posted on our web site as is the process for sending to May Management.

The board and the ACC will be reviewing our current process for ACC applications to ensure that 1) all applications submitted get reviewed on a timely basis and 2) that there is ongoing interaction between the applicant and the ACC. Be on the lookout for changes and if you have any questions in the meantime, you can contact Vicki and/or **Kevin Knieling** (knieling@gmail.com).

Susan Brown will be our web site and communications liaison. Look for changes and additions to our web site. Our goal is to inform you of issue that impact on the Seawalk community and provide a means of having transparent, interactive communications. You can reach Susan at sobrown1975@verizon.net.

Seawalk Newsletter – December 2022

Updates

Financial – We expect to finish the year with approximately \$23,000 surplus in our operating budget. We had surplus funds in Legal & Professional Fees as well as all line items under Repairs and Maintenance. We are still benefiting from lower operating costs due to the large capital projects from several years ago. In addition to the surplus, we will have added another \$45,000 to our reserves. The board keeps about \$30,000 of reserves in the operating account which has remained untouched this year. As a result, the board will vote to move the \$23,000 surplus from this year in our reserves which will further boost that balance.

The 2023 operating budget will remain flat at about \$85,000 and the reserve contribution will increase to \$52,000. Even with inflationary pressures, we anticipate that this flat budget will be sufficient for our expenses, and allow us to achieve a more realistic end of year surplus while still increasing our reserve contribution. May Management is in a 60-day cutover to a new accounting system so exact numbers for our various accounts will not be available until the next newsletter.

Hurricane Season – We are delighted to have come to the end of another hurricane season here in Ponte Vedra. We seem to have been spared all but the annoying clean-up that comes with these storms. Our beach replenishment did not fare quite as well. The end of the season is a great time to evaluate what you might do differently next year to make sure you and your property are well protected. We'd love to hear your ideas!

Beach Gate – we have looked at the prospect of cleaning and repairing the beach gate which protects our private deeded access to the beach. This feature of our community is becoming more precious as development continues to expand especially along the Ponte Vedra Boulevard. Before we invest in a short-term fix, the board will take a look at whether it is time to invest in a new gate that will last another 30 years! Stay tuned for updates.

Be on the lookout – We have had some neighbors spot some irregularities with regard to water bills and potential leaks. We want to make sure our irrigation system is working properly. If you notice anything amiss, please let Robin Hailer know.

Some have noticed **non-residents parking near the pool** to walk or go to the beach. If you see someone, the police have advised us not to directly confront them but to report it to the so they can take care of the situation.

It's that wonderful time of the year!

No matter how you celebrate, we wish you a joyous and bountiful holiday season with all the people who are most important to you. We also look forward to seeing the great holiday lights and decorations that glitter throughout Coastal Oak Circle.

