

The holidays are nearly upon us and renovations are right on schedule. Unseasonably warm weather has been a blessing to our construction efforts and appears to be most welcome to all owners and guests. Our usual crop of golfers flocking to the Grand Strand, however, seems a little slower this season due to similar warm weather in the North.

Hallway Renovation Project Progress

The main building hallway painting is now complete. New wood baseboard has been installed in all South Tower hallways. The old tile has been removed from the elevator lobbies and the installation of new tile and carpet will begin on Monday, December 14th.

The mahogany chair rail molding is on-site and installation will begin on Monday, December 14th. The crew will start on the 8th floor. Some noise will accompany this installation, which should last one to two days per floor as they work progressively toward the second floor during this phase. The new elevator lobby furniture has also arrived and will be placed after carpeting and chair rail installation is complete. We also expect the new main lobby furniture to be installed before Christmas.

Floors 2-8, North and South Tower is anticipated to be complete before Christmas. We will keep you posted as we progress!

EXECUTIVE TOWER IMPROVEMENTS

Sealing of the 34 hallway end windows is complete. An aluminum splashguard is now being installed at each hallway end. Together with the sealing, this will stop all water ingress during rainstorms. During colder months, the splashguards will be capped with a shelf to retain heat in the hallways. Painting hallways and installation of new carpet should begin shortly after Christmas. This should be a nice improvement for hallways originally designed to be open-air.

TRIP ADVISOR

Trip Advisor reviews have begun to improve and we are excited to see the response from our improvements in the spring. Many owners are also upgrading their units, some with total remodeling. Nothing could help our reviews more and contribute to higher property values. We encourage every owner to combine improvements to their units with the improvements being made by the Association. 2015 has been a good year and the economy seems to be improving.

Message from the SOC HOA BOD President

One of the most important sources of up-to-date information is our Board President, Howard Anderson and the Board of Directors.

Mr. Anderson has agreed to begin providing us with “Message from the President” when he and the Board feel this communication is of interest to owners. Mr. Anderson has been involved with the refurbishment project on a daily basis, together with overseeing all the other business of the Association. With great appreciation for his agreement to take on this additional task, we expect Howards’ first message shortly, so check back soon!

socowners@gmail.com

At the request of several owners, socowners@gmail.com will be enabled to let you know updates have been made to the website. socowners@gmail.com is a means to let you know what, where and when things are happening at Sands Ocean Club.

The SOCowners.com website has been established to visit at your convenience. For those of you that feel that you are receiving too many emails all one has to do is click the UNSUBSCRIBE link on the socowners@gmail.com email received – and voila! – no more emails from the SOCowners.com socowners@gmail.com email list.

Should you have questions regarding socowners@gmail.com do not hesitate to get in touch with our newest Board member, Mike Putzer who has generously shared his experience with socowners@gmail.com and can be reached at m.putzer.56@gmail.com and/or (919) 906-4010. If you wish to add, edit or change the email address we have on file for you, please let Mike know.

BUILDING “SKIN” REPAIRS

Inspections have revealed the North wall of the “27 Stack” and several wing walls in other areas that require repair and/or replacement. The Board is assessing the scope and taking bids. The BOD will address the matter at the special December 17th meeting so that repairs can be accomplished during the winter season to minimize inconvenience to owners and guests.

OTHER NOTES

Updated Rules and Regulations should be coming soon from the Board of Directors soon. Copies of the updated rules and regulations will be provided to all owners and guests as they are released by the Board.

Ocean Annie's is currently installing in a new walk-in cooler and ice makers together with expanding the Oceanfront Stand-up area. This has been a popular area with many guests and a welcome improvement. Windows Restaurant is also repairing and improving their booth seating and updating some of their kitchen equipment. Buffet Breakfasts remain very popular with all our guests.

The refurbished North Tower elevators have already completed over 300,00 trips and are proving to be very reliable.

The Board has received a bid from Schindler Elevator Corp. for refurbishing the main garage elevator and is expected to consider this project for the fall of 2016.

Seasons' Greetings, Merry Christmas and Happy Holidays to all our owners and staff. Let's make 2016 the year we can continue to enjoy Sands Ocean Club as the fun and relaxing destination it has always been for so many and continue being a wonderful resort.