

JANUARY NEWSLETTER

Monthly Posting of the HOA Check Register.....

The Board of Directors has voted to allow a monthly posting of its check register, a list of all checks written during the previous month. The register will show the check number, date written, the payee, the amount, and the account number with which it is associated. This account number will match the account numbers in the HOA budget, so you can determine the category with which the payment is associated. Some checks will concern multiple categories in what is termed a split transaction (example: 4310 = Maintenance Supplies & Services). The memo section may also contain a brief description of the payment. The Association retains “stubs” of all checks written, which are then attached to invoices or receipts associated with the payment or are referenced to a contract payment.

The check register will be posted on ramresorts.com towards the middle of each month following receipt of the bank statement and reconciliation. A link to ramresorts.com is available at the bottom of our home page. The first posting will be for the January 2016 statement and should be available around the middle of February.

I believe this action by the Board of Directors will help many owners better understand where their money is being spent, and the scope and volume of expenses associated with each budget category. If you have a question or concern about any given expense, you are always free to contact Resort Association Management during regular business hours at 843-449-2204 ext.8.

Update on Renovation Progress.....

In the main building (North & South Towers) all painting is now complete in the hallways. This includes walls, molding, and door trim. Repainting of the walls and door trim in the Executive Tower is also complete.

New wood baseboard is now installed in the South Tower and replaces the carpet base. Solid African mahogany chair rail molding has been installed in all corridors of the main building. It had a natural teak oil finish and forms a separation between the ocean blue lower section and white upper section of the hallway walls

(photos available in the “Gallery”).

New carpet tile has been installed on floors 2-8 of the main building. Completion of the main building on floors 9-17 is scheduled for January 25.

New LVT (luxury vinyl tile) has been installed in all elevator lobbies on floors 2-8 of the main building. Completion of the main building on floors 9-17 is scheduled for January 25. (Photos on Gallery)

New carpet tile is also scheduled for installation in the Executive tower by the end of January. A carpet base will also be installed in the executive tower following carpet tile installation.

New elevator lobby furniture had been placed on floors 2-8 of the main building. The remainder of the furnishings are now on-site and will be placed on each floor upon completion of carpet and tile installation on that floor. (Photo on “Gallery”)

New Heavy-duty aluminum corner guards, custom fabricated locally by Atlantic Systems, are being installed on all floors. Installation should be complete by the end of January.

The new lobby furniture has been placed and the look will be completed by our decorator, Stephanie, following removal of the Holiday décor after New Years.

The new entry door locks have been delivered and are currently being programmed. The new room number signs are also on property and scheduled for installation.

Finally, the new doors have a revised delivery date of January 15. Installation is scheduled to begin immediately thereafter, with completion due by the end of March.

Looking Forward to a Prosperous New Year.....

As some of you have already noticed, our Trip Advisor rating are really moving up even while we are under construction. Efforts continue in every department to begin 2016 with a strong effort to improve in every way possible.

Many owners have also been working extensively on renovations to their units. Nothing could do more to improve our scores. Early rental bookings look good and the unusually warm weather has helped our Holiday occupancy.

Our strongest tool going forward might easily be word-of-mouth from all owners to their friends and acquaintances. Our marketing brochures will feature photos of our major upgrades and services, and Internet advertising will also feature these upgrades. Together, we can attain a rapid payback on these improvements and increased property value. Most importantly, we are creating a beautiful resort at which to enjoy out time at the beach with friends, family, and our Sands Ocean Club neighbors.

Happy New Year to all !!!!