
SeaWatch Condominium Common Space

Report by Dianne and John Braden to Board & Owners

Entry Vestibule

This area contains the mailboxes and buzzers, and forms the main entry to the building. It measures about 5'x9'.

Front Office

This office is currently used by Cloutier Properties to meet with current and prospective Cloutier Properties tenants and to handle check-in and check-out of these rentals. This is an advantage not enjoyed by other agents who handle rentals in this building, but can be considered a small part of the compensation we provide to a management company. It is small (8'x9'), enclosed in glass, and not air conditioned. No parking is provided with the office, so it would be of very limited commercial rental value.

Lobby

The lobby is our welcome to visitors and guests in this building. It helps to form people's first impression as to what they can expect from a stay here. Right now, it's looking kind of tired, but another group of owners is working to make improvements this year. The space is approximately 18'x14'.

Elevator machinery closet

This is a small closet around the corner from the elevator towards the pool. It contains the hydraulic machinery which runs the elevator. There is no extra space for storage here, just enough to allow equipment to be repaired. There is no reason for unit owner access to this space.

Pool

The pool room includes the greenhouse area, the sitting areas and walkways around the pool, and the pool itself. This is an open shared common area.

Spa

This is another open area available to all owners.

Pool bathroom

This is a quasi-public toilet accessible to all pool users.

Pool machinery room

This is a 16'x12' room which houses the pool and spa filters, heaters, and chemicals as well as other equipment and supplies used by building management. Although

there is underutilized space here, it would not be appropriate for unit owner access due to the hazardous machinery and chemicals.

Electrical meter room

This room, accessible via the leftmost steel door on the North side of the building, is approximately 8'x18' and contains the electrical meters for all units and common areas. It also is used by building management for storage of equipment and supplies. More space is available here as well, but due to the electrical hazards, it would not be appropriate for unit owner access.

Under stairs storage room

This is a storage room accessible from the center steel door on the North side of the building, or at the base of the fire exit stairs which lead down between the Trash room and unit 1 on each floor. It is somewhat chopped up because of the stairs, but contains approximately 200 sq. ft. of floor space. There is a 4 ft. wide by 30 ft. long corridor, and another adjoining 4 ft. by 20 ft. (give or take) space. This latter space has sloping ceilings due to the stairs, and has about 18 ft. of wire shelving installed. It is used by building management to store caulk, paint, tools, paperwork, etc. It may be possible to reclaim this space, but would be difficult to fairly allocate among unit owners.

Trash disposal room

Everyone is familiar with the top of the trash chute on each floor. This is where it all ends up. This room contains a wheel-in dumpster which sits under the business end of the trash chute. It needs to be serviced twice a day during the summer, and would be entirely inappropriate for unit owner access. This room is accessible through the rightmost steel door on the North side of the building.

Common hallways

These hallways are identical on each of the five residential floors. They provide access from the elevator and stairs to the each of the condominium units.

Trash chute room (on 5 floors)

This is the room which encloses the top end of the chute which empties into the dumpster described above. There is a 2'x4' area to the right of the trash chute which could be secured and made available for unit owner access. The question is whether this would cause a disposal problem for trash which is too large to fit down the chute. These items are often left in this area and collected by building management.

Closet #1 beside elevator (on 5 floors, see attached plan for Closet Style 1)

These closets are located between the elevator and the fire exit stairs by unit 8 on each floor. They are an irregular shape, about 8' wide, and decreasing from 5' down to 2' in depth. Since the door opens in, it swings through a 3' arc cutting into this space. These closets and the following ones are currently use by Cloutier Properties for storage of everything from old windows and furniture to bedding and cleaning supplies. There is currently no unit owner access.

Closet #2 across from elevator (on 5 floors, see attached plan for Closet Style 2)

These closets are located across from the elevator between units 4 and 5 on each floor. They are larger than closet #1, having a full 5'-7' depth for the full 8' length, but in addition to the 3' door swing, they have a large 2' square post in the right center of the space. This restricts how this space can be utilized.

Comments and plan of action:

All of the common space described above is owned by and should be used for the benefit of SeaWatch Condominium owners. Currently this space is controlled by Cloutier Properties, whose sole decision it is how this space can be used. From our perspective Cloutier Properties has three distinct businesses with a relationship to SeaWatch Condominiums:

- Property Manager - Cloutier Properties is paid by the Condominium Association to maintain the building and grounds, handle security, intervene in emergency situations, and deal with contractors performing work on the building.
- Contracted Services - Many of the repair jobs like caulking, painting, etc. are done by Cloutier Properties. These jobs are done at a cost determined to be competitive by the Board of the Condominium Association.
- Real Estate & Rental Services - Cloutier Properties advertises units for sale or rent under contract to individual unit owners. This is an independent agreement not involving the Condominium Association. As part of the rental contracts, Cloutier Properties provides cleaning and linen services for these unit owners.

Much of the common storage space is used primarily to support the first two activities, described above. It seems reasonable that this should continue. On-site storage of tools, paint, caulk, pool chemicals, etc. make it possible to provide better maintenance and repair of the building and grounds. On the other hand, the two small closets on each floor are used by Cloutier Properties primarily in support of rental services. Owner occupied units or those which use a rental agent other than Cloutier Properties derive no benefit from this space. We propose that this space should be returned to control of the unit owners. If these individual unit owners wish to allow Cloutier Properties to use their portion of the space, they will be free to do so.

Division of Space

If code allows the door swing to open out into the corridor, this would add approximately 7 sq. ft. of usable space to each closet. Otherwise, the useful area of each closet is limited to space along the walls. In allocating space for the current proposal, I've assumed that changing the door swing will not be possible. Given the current configuration, Rod's suggestion of a locking cabinet may work well, and at least allow unit owners a space to lock up spices, special pans, personal linens, etc. As an Association, we could choose to divide this space in several ways. The least expensive solution is to change locks and make keys for owners on each floor, and mark each unit's space on the floor of the closet. Individual owners could then purchase storage cabinets which met their needs if they so chose, provided they did not impede access by other owners to their assigned space. Another alternative is for the Condominium Association to choose, buy, and install identical steel office cabinets for all unit owners. A third alternative would be for the Condominium Association to design and have a carpenter build lockable storage compartments for

each unit owner to maximize utilization of the space available.

The floor area of the closets less the door swing and post (in closet #2) is as follows:

Closet Style 1 - 36.69 sq. ft.

Closet Style 2 - 57.51 sq. ft.

Dividing closet #1 into space for three unit owners and closet #2 into space for five unit owners gives about 12.2 sq. ft. each in closet #1 and 11.5 sq. ft. each in closet #2. Not all of this area can be utilized for storage since this figure also includes space needed for access. In the attached drawings, done at a 1/2"=1' scale, I do not show any of the existing wire shelving, which will need to be removed. I have indicated possible locations for 18" deep by 36" wide by 72" high steel cabinets. These seem to be a pretty standard size, sold by Staples for \$179.99. The door swing in closet #2 is partially interfered with by one cabinet, but I don't think this is a major problem, since the support pillar is blocking access to any extra access width anyway. Don't plan on more than one person at a time accessing the individual storage areas.