Dear Fellow Owners and Neighbors,

We are a group of your neighbors and unit owners who care deeply about our home at 2937 South Atlantic Avenue. We love living at Oceans Eight, and like all of you, our primary goal is to see our building flourish—protecting our oceanfront lifestyle, enhancing our daily living experience, and maximizing the long-term value of our investments.

To ensure our property thrives in an increasingly complex environment, we believe it is time for our community to make a **fundamental shift in how Oceans Eight operates**: transitioning from self-management to partnering with a professional, full-service building management company.

This proposal comes from a place of respect and forward-thinking vision. Serving as a volunteer board member is a demanding, often exhausting responsibility. However, operating a major oceanfront high-rise in Florida is no longer just a neighborhood effort—it is a complex, high-liability enterprise. Expecting our elected neighbors to act as full-time facility supervisors, project managers, legal compliance officers, and emergency dispatchers is simply no longer sustainable or fair to anyone involved.

Here is why making this fundamental operational shift will help Oceans Eight reach its full potential:

1. Empowering Our Board to Lead, Not Just Labor

Under self-management, our board members spend countless hours dealing with daily issues, supervising contractors, and handling administrative paperwork. Hiring a professional management firm transfers that heavy operational burden to trained experts. This allows our Board of Directors to focus on high-level strategic governance, financial oversight, and long-term planning for the building.

2. Preserving Community Harmony & Neighborly Relationships

When rule enforcement, parking disputes, or fee collections are managed directly by board members living down the hall, it creates personal tension in our elevators, social room, and common areas. Offloading enforcement to an objective third-party management firm ensures rules are applied consistently and impartially. It removes neighbor-versus-neighbor friction and preserves the friendly community culture we cherish.

3. Navigating Complex Florida Condominium Laws (FS Ch. 718)

Florida high-rise regulations are evolving rapidly. From Structural Integrity Reserve Studies (SIRS) and mandatory Milestone Inspections to strict official record transparency and statutory reserve requirements, the legal landscape is more rigorous than ever. Licensed Community Association Managers (CAMs) bring dedicated statutory expertise, ensuring Oceans Eight stays fully compliant while protecting the association from costly fines and legal liabilities.

4. Leveraging Bulk Purchasing Power & Vendor Accountability

Management companies oversee extensive portfolios of oceanfront properties and possess significant regional buying power. They leverage these relationships to secure better contractor rates, lower costs on bulk supplies, and competitive pricing for major mechanical maintenance (elevators, generators, pool/spa systems, and roofing). Crucially, a professional manager acts as an independent watchdog on-site, enforcing strict quality control before contractor invoices are approved and paid.

5. Guarantees of 24/7/365 Emergency Dispatch & Disaster Preparedness

Plumbing main backups, elevator disruptions, access gate failures, and severe coastal storms happen around the clock. A professional management firm provides dedicated 24-hour emergency response teams and established disaster recovery protocols. This ensures our building and residents are protected 24 hours a day without relying on whether a volunteer board member is available or on-site.

6. Modernizing Owner Systems & Boosting Property Values

Prospective buyers, real estate agents, and mortgage lenders closely evaluate how a condominium building is managed. Moving to professional management introduces enterprise technology—giving owners access to online portals for direct dues processing, real-time ledger tracking, and digital maintenance work orders. Standardized accounting controls and professional oversight build strong market confidence, directly supporting unit resale values across our building.

The monthly management fees associated with this transition are routinely offset by vendor contract savings, reduced legal expenses, avoided regulatory penalties, and preserved property values.

We invite all of our neighbors to join us in supporting this positive evolution for Oceans Eight. Together, we can establish a professional operational framework that ensures our building remains a premier oceanfront property in Daytona Beach Shores.

Respectfully,

A Collective of Oceans Eight Unit Owners

Building Excellence Together