Welcome to Sea Breeze

Welcome to your piece of paradise here at Sea Breeze. We are all very blessed to have found a place on a great beach in a great town. Small Town, Big Beach as the saying goes.

At Sea Breeze we are a small family-oriented complex that prides ourselves on good times, good friends, and a peaceful community. The Condominium Owners Association (COA) tries its best to accommodate and set the guidelines for all, Owners and Guests.

The COA at Sea Breeze also prides itself at keeping the complex well maintained, within a tight budget and with a strong reserve for emergencies. We also try to stay as transparent as possible on all board activity. Below you will find more information on how to get to our web site https://www.sea-breeze-condos.com and navigate to the 'Owner Only Information' page which can be used to find all the important information pertinent to the condo bylaws, rules and regulations, contacts, etc. Owners can also find past and most current treasurer's reports and meetings minutes. Please note there are some rules that if broken can result in fines so please familiarize yourself with them.

Condo Association Dues & Payments

You were notified of the obligation to pay your monthly dues to the association during your closing. We wanted to take this opportunity to advise you where to send those payments. Payments are due by the 1st of each month and there is a late fee of $20.00 plus 1.5% finance fee if payment is not received by the 15th of the month. You have 2 options to submit payment:

1. ACH draft - to set up the automatic draft navigate to the Owners information page / New Owner Information page and download and mail the completed form and voided check to the P.O. Box listed below.

2. Mailing a physical check (please include your unit number on your check) to the association at:

SEA BREEZE CONDOMINIUM ASSOCIATION, INC.
P.O. Box 5403
Gulf Shores, AL 36547

Should you have any questions, please contact Anita Fleming with Crow Shields Bailey can be reached at 251-968-4337.

Contact Information

Board members personal contacts as well as all contact information can be found on the Owners website under Important Contact Information. Board members are happy to take your call for assistance but again please keep in mind that this is not a job, it's a volunteer position to help keep our COA running smoothly. We have hired a management company to handle most of the day to day maintenance and emergency needs.Our board members are assigned units as a contact for owners: Bennie Ingram (101- 110) Lisa Golly (111-120, 205-210) Margie Walley (201-210) Margie (201-204, 211-220) Steve (301-310) Bob Stringer (311-320)

Email – The Board of Directors (BOD) have a shared email box that is monitored periodically by a board member. This email should be used for general contact. Again, this email is monitored but we are not available 24x7 as this is a volunteer position. Therefore, we hire and pay for a management company. For emergency situations, you should be contacting the management company, **Shore Thing Property Management**. If you have an emergency, please contact them, their numbers are listed below and can also be found on the important contact information on website.

Email: seabreezecondoCOA@outlook.com

Should you need to contact our management company "Shore Thing Property Management" their office number is 251-572-1822

Website and social media

Sea Breeze Website – The Sea Breeze COA maintains a website that is used to communicate to the owners best we can. This is your first place to go and get our personal contact information and condo documents. We cannot stress more the importance of reading some of the documents and getting to understand the rules and regulations we have so that we can keep our complex well-kept and peaceful. The link to our web page is: https://www.sea-breeze-condos.com

Anyone can get to the Home Page but only those with the password can get to the "Owner Only Information" page. Instead of having a password per condo owner, it is more effective and less confusing if we have one generic password.

The current password to the Owner Page is: !24SBreeze

Facebook Page – We have a Facebook page for owners to converse and share what is going on in the community and our complex. We stress here that this site is not meant to be used to communicate to the BOARD nor should be used to air complaints. Social media should be friendly communication between owners and sharing of local information and events. Keep it positive!!! You can request access to this site by contacting Margie Walley or Kathie Harris for an invite:
(1) Sea Breeze Condominium Association, Inc. | Facebook

Parking

Parking Violators BEWARE!! – Parking has historically been an issue at our complex, we simply do not have enough. As new owners you will be assigned a spot outside the covered area. The covered area parking is done by owner seniority and as other units sell and you move up in seniority you will be provided an opportunity to move up and under. More information on parking can be found on the website Owner Information / Parking Information. The Board recommends **Island Towing Services or Kings Towing and Recovery** when the removal of an illegally parked car is necessary. This company visited the Condo to verify they could remove an illegally parked vehicle from our difficult parking spots. They use special equipment to remove vehicles from confined spaces without damage. Again, more information on that can be found on our website.

1. Authority is given to the Tow Company by the responsible owner of the parking space. This is a simple form the owner signs. The owner can download the form in advance. This will allow long distance action. The action may also be taken by a management / rental company or person designated by the owner. **The action and agreement are with the unit owner or designee and Island Towing Services or Kings Towing and Recovery,** not the COA nor the Board. Please do not call Shore Thing or a member of the board for illegal parking issues.

2. The towing company assumes responsibility for the car when the work order is received, and Towing Service touches the car. Payment is the responsibility of the car owner/driver in violation at the time of recovery.

3. Island Towing- 251-752-1155 Kings Towing and Recovery- 251-269-3096

**Helpful hint, additional parking option- Pier 33 is a short distance from our complex and rents spots for short term parking by the day. So, if you have guests that need extra parking or friends visiting and all our visitors' spots are full- this might be an option.

Other Important Information

Lock Codes and or Keys –Please create a code or supply a key to our maintenance team, **Shore Thing Property Management.** They will need access to your condo in case of an emergency and monthly pest control spray. As part of your By-Laws, you agreed to let the board and/or maintenance team access your condo. Failure to provide key or code after warning will result in a $100 monthly fine being imposed until received.

**Helpful hint, if there is a Master Key provide that as well as the code. There have been instances that batteries have died in the digital locks and an onsite emergency key would be the only way in.

Pets – The rule states: **NO PETS ALLOWED** – for renters, only owners can have pets. The owner is allowed to have their pet on the premises whether or not they are present at the time. It must be the owner's pet and not a family member's pet. Any renter reported with pets will be warned, the unit owner called and fines will be imposed at $100 per day, per pet to the owner of the unit until said pet or pets are removed.

Beach Access - The beach access is across the street just about 100' east of the complex between the 2 high rise complexes, Ocean House II and the Westwind Condos. It's marked with a sign. There is a gate and the access code is C2874.

See Something/Say Something – If you see an issue, please contact Shore Thing Property Management, our management company. Please let them do what we pay them to do. They are responsible with contacting to repair maintenance issues and to handle the situation. They are also tasked to contact BOD to report issues that might result in fines to the owners. Please do not expect for board members to monitor Facebook for reported maintenance issues or problems.

**Updated June 25,2025