



April 21, 2026

Seville Condo Owners,

For those of you who are not aware, there are several reasons why the building has not yet moved forward with any of the pending improvements needed.

1. Funding –For over 30 years the Owners at Seville 11 purposefully voted year after year not to fund reserves or save money for future building repairs/projects. That simply means no money was put aside far too long and there was no reserve to accumulate and grow over time. You are now suffering the ramifications of an ageing building where things need to be repaired or replaced. Because of our lack of reserves, we have been forced to raise the money to tackle these challenges through an inescapable increase in fees while trying to avoid a Special Assessment.
2. Hurricane Milton 10/2024 – It was well over a year before preferred vendors were available to come to our building to bid on fixing the damage as many were and still are involved with major condo beach projects from the hurricane devastation. To contract with an out-of-state vendor would have resulted in them traveling here to do hurricane work at an exorbitant price.
3. Milestone/ SIRS Funding Requirements – Because the start of these building projects was delayed, it enabled you to again waive funding of the Reserves which resulted in keeping your payments the same as 2025.

The Board signed a contract with Munyan 4/13/2026 to seal the lobby windows and seal & paint both the north & south sides of the lobby. Munyan, a preferred vendor in Pinellas County, will be scheduling this work to start 4 to 5 weeks from now.

We will also need to do balcony inspections and get concrete repairs done so we can then paint and seal the building.

You are contributing \$2,285 per month to the Non-SIRS Reserves, therefore, by September, you will have \$68,646 in this account to complete the work on the inside of the lobby.

Ray has been actively involved for over a year getting quotes to get the best price and vendor for this work.

Unfortunately, our current landscape is not living up to our expectations. Many of you vocalized your concerns, so Ray is now working together with the property manager getting landscaping bids to replace this landscaper. We are optimistic about making the change very soon.

The overall process has been very frustrating for all. We ask that you understand how we've arrived at this current place and please be patient a while longer as we endeavor to achieve the best outcome for everyone at Seville 11.

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