

SANDAL COVE ASSOCIATION, INC
2020 BUDGET ADOPTION/MEMBERSHIP MEETING

Minutes of the 2020 Budget Adoption Meeting of Sandal Cove Association, Inc held at Ameri-Tech Conference Room, at 6:00 p.m. on the 7th day of November, 2019.

I. CALL TO ORDER

Board Members called the meeting to order at 6:05 pm.

II. ROLL CALL OF OFFICERS

Present: Robin M, Fred M, Marc L

Also Present: Janice S -- Property Management (PM) Representative
(Ameri-Tech)

Juan S ---- Secretary (interim)

Also Present: SC1 Residents: Ray B, Peter D, Diane I, John P, Josi Z

III. BUDGET/FINANCIAL REPORT/DISCUSSION

--- Majority of Membership voted in favor (YES) of the following waivers:

--- Performing 2019 Financial Reporting

--- Fully Funding the Reserve Fund

NOTE: If a majority vote for the waivers had not been attained, then, by default, the HOA fees would have been fully funded, or the Board would have had to postpone/reconvene another Budget Adoption Meeting.

--- There was discussion regarding the 2019-2020 Special Assessment. No discounts are offered for full payment of assessment; nor are there any tax benefits for payment-in-full.

--- Monthly HOA fees (w/cable) for the upcoming fiscal year will be:

1 BR - \$434.78

2 BR - \$ 528.05

--- Annual Land Lease will increase from \$60,000 to \$\$61,110 --- there is an annual increase every five (5) years as per contract.

--- Annual Property Management (Ameri-Tech) Fee will stay the same for upcoming year (\$9,000).

--- Motion by Robin F, seconded by Fred M to approve the Proposed Budget for calendar year (CY) 2020. Motion carried.

IV. NEW BUSINESS/OPEN DISCUSSION

--- Pool Perimeter Lights – The globe-top lights surrounding the pool continue to be problematic with intermittent OFF/ON cycles. They are currently being activated manually by resetting the breaker; an electrician is scheduled to investigate and resolve.

--- Nesting wasps (not bees) continue to be a concern/problem; they are in the palm trees and underneath some roof shingles.

- The ground water drainage from building to the French drain (or lack of) by unit 102 (Bldg 1001) is being addressed by Ameri-Tech. Also, the downspouts in Bldg 1001 need to be completed and ongoing rainwater drainage in parking area of Bldg 1003 was brought-up.
- The ongoing presence of bicycles in the breezeway/common area was mentioned and some bicycles even look abandoned. PM to compose notice to owners regarding ID labeling of bikes; removing unclaimed bikes; storing of bikes in unit if away for extended period of time, etc.
- The designated contractor parking sign that is by Bldg 1005 is in need of replacement; PM will handle.

Fred M made a motion to adjourn the meeting at 6:38pm; seconded by Robin F.
Motion carried.