

SANDAL COVE ASSOCIATION, INC
2020 BOARD OF DIRECTORS MEETING

Minutes of the Meeting of Sandal Cove Association, Inc held via TeleConference call at 6:00 p.m. on Thursday, the 20th day of August, 2020.

I. CALL TO ORDER

Board Member (Robin M - Pres.) called the meeting to order at 6:03 pm.

II. ROLL CALL OF OFFICERS

Present : Robin M (P), Peter D (Dir), Fred M (VP), Juan S (Secr)

Also Present: Jenny K -- Property Management (PM) Rep.(Ameri-Tech)
Marc L --- Resident

III. APPROVAL OF PREVIOUS BOARD MEETING

A motion to approve the Minutes was made by Pres. Robin M; seconded by Director Peter D. Motion carried. A Notice of the Meeting had been posted on the Bulletin Board of each property building. Correction of Minutes: In section dealing with roofing concerns, change reference of Bldg 1003 to Bldg 1005.

IV. SUMMARY OF REPORTS

President Report --- No Report Submitted (NRS)

Treasurer Report --- NRS ---

Committee and Managers Report --- Property Manager reported on one resident account that is 90 day+ delinquent. Action to be taken: send postal service mail to resident, with request to bring account to current status, followed with legal action if not compliant.

Future Budget Workshop --- may be set-up as a Zoom (virtual) meeting

UNFINISHED BUSINESS

Roofing --- Bldg 1005 --- partial roof replacement – 20yr warranty proposal submitted by Watertight Roofing has been reviewed and accepted --- Roofing contractor will organize with HVAC company to contact residents and coordinate accessibility with HVAC equipment as needed --- some of the AC units need to be elevated off the roof deck and openings need to be sealed prior to doing roof repairs --- proposal is for a flat roof design, utilizing existing roof drainage --- the proposed estimate of \$34,000 will be funded from Pooled Reserve Fund --- Motion was made by Peter, seconded by Robin to approve the estimate.

Roofing --- Bldg 1001 --- Unit 203 --- Property Manager will follow up and satisfactorily conclude the ongoing concern --- repair work estimated at \$750 --- comments were made that the residents have been dealing with the repair issue and inconvenience for a while, and that the Board should correct asap.

Flooding --- Bldg 1003 --- Robin to monitor flooding situation.

Flooding --- Bldg 1001 --- Unit 104 --- water intrusion into screened lanai --- may be rain water through the screen or it may be water sloping in under the bottom screen rail --- Board Member (Juan) will attempt a silicone fix and see if it works.

Shell --- landscape/planter shells will be refilled with additional new material --- Motion was made by Fred, seconded by Peter to approve the project.

Pool Equipment Fence --- estimate for a replacement 6' (foot) vinyl fence enclosure has been received and approved by Board --- tan in color --- inside area of enclosure should be cleaned out prior to fence installation --- fence to have a bump-out around water heater for ventilation.

Lake Dock --- the PM will contact contractor to investigate potential of estimate for short-term repairs that could possibly last 2-3 years.

Tree Trimming --- estimate of \$4,400 received --- 146 palm trees at slightly over a cost of \$30/each --- proposal was reviewed and accepted by Board --- Motion was made by Juan, seconded by Fred to approve the project.

Property Lighting --- PM to coordinate with Consolidated Electric and resolve ongoing concerns --- pool perimeter globe lights not working (breaker continues to trip) due to a circuit fault --- LED lights at property signage are "strobing".

NEW BUSINESS --- Household waste (TVs, shelving material, closet doors, bicycles) is being accumulated around the dumpster area --- PM to contact Safety Harbor Solid Waste Dept for (hopefully) collection.

ADJOURNMENT --- Robin (P) made a motion to adjourn the meeting at 7:31pm; seconded by Fred. Motion carried.