

Jenny Kidd

**SANDAL COVE ASSOCIATION, INC
2020 BOARD OF DIRECTORS MEETING**

Minutes of the Meeting of Sandal Cove Association, Inc held via a TeleConference call at 6:00 p.m. on Thursday, the 2nd day of July, 2020.

I. CALL TO ORDER

Board Member (Robin M - Pres.) called the meeting to order at 6:00 pm.

II. ROLL CALL OF OFFICERS

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

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

III. APPROVAL OF PREVIOUS BOARD MEETING

A motion to approve the minutes was made by Pres. Robin M; seconded by Treasurer Kathy L. Motion carried. A Notice of the Meeting had been posted on the Bulletin Board of each property building.

IV. SUMMARY OF REPORTS

President Report --- No Report Submitted (NRS)

Treasurer Report --- NRS --- Future thought: explore the possibility of purchasing own laundry equipment, with a service contract attached. Return on Investment (ROI) could be less than 3 years.

Committee and Managers Report --- NRS --- Property Manager reported on two (2) resident accounts that are 90 delinquent. Action to be taken will be to send email or postal service mail to resident, followed with legal action if not compliant with request to bring accounts to current status.

V. UNFINISHED BUSINESS

Cable Service Update --- if resident receives service installation fee from Spectrum, residents are instructed to pay the fee and then seek reimbursement (please submit bill) from PM group. If you are still holding on to the WOW equipment, please return to WOW or give it to PM and Jenny will return to drop-box kiosk.

VI. NEW BUSINESS

Roof --- Bldg 1001 --- water leak continues, impacting unit 203 --- is this a roof responsibility (?) or is it an AC issue (?) --- PM Jenny to contact roofer to see if the AC unit in question can be identified --- 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 the ongoing concern, asap as the rainy season is starting.

Roof --- Bldg 1003 --- some of the AC units need to be elevated off the roof deck and openings need to be sealed prior to doing some roof repairs --- Motion was made by Peter, seconded by Robin to approve the \$850 estimate.

Lake Dock --- received estimate of \$11,950 for repair and replacement --- there is no money in the budget --- this item should be placed on the upcoming budget and a financial plan established --- the PM will contact contractor to investigate potential of estimate for short-term repairs that could possibly last 2-3 years.

Pool Equipment Fence --- PM to request estimate for a replacement 6' (foot) vinyl fence enclosure --- tan in color --- inside area of enclosure should be cleaned out prior to fence installation --- contact housekeeping or pool service contractor and inquire about doing the work.

Rainwater Flooding --- Bldg 1003 --- issues with piping and catch basin --- Lawn maintenance (Dennis) will submit proposal --- if less than \$2,000, then Board approved with initiating the work; if more than \$2K, then send proposal to Board for approval. --- Motion by Peter, seconded by Fred.

Tree Trimming --- estimate of \$4,400 received --- 146 palm trees at slightly over a cost of \$30/each --- PM to get another quote prior to commencing work --- previous trimming work was done June 2019.

Security Concerns --- Bicycles stolen from Bldg 1001 atrium/breezeway area --- motorists ignore private property signs and use our parking lot prior to going fishing, bicycling, running, etc. --- PM to search codes to see if at least the entry door that faces lake in Bldg 1001 can be locked at night --- if so, a means to lock the door will have to be investigated.

Garden Walls --- walls covered with shrubbery installed by residents/owners. PM to send notice for compliance; if no response, then HOA fixes and bills unit owner --- in Bldg 1001/Unit 105, ask corporate owner to remove wall.

On-Hold --- for Future Business --- Cleaning of property sidewalks and adding beach/shore shell cover to planters, connecting walkways, etc.

ADJOURNMENT --- Robin (P) made a motion to adjourn the meeting at 7:30pm; seconded by Peter (Dir). Motion carried.