

SANDAL COVE ASSOCIATION, INC
2020 BOARD OF DIRECTORS MEETING

Minutes of the Board Meeting of Sandal Cove Association, Inc, held, via TeleConference call, at 6:00 p.m. on Wednesday, the 21st day of October, 2020.

I. CALL TO ORDER

Board Member (Robin M - Pres.) called the meeting to order at 6:04 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)
Residents --- Diane C, Josi Z, Laurie R

III. APPROVAL OF PREVIOUS BOARD MEETING

A motion to approve the Minutes was made by Director Peter D; seconded by Pres. Robin M. Motion carried.

A Notice of the Meeting had been posted on the Bulletin Board of each property building.

Correction: Please note that resident John Purcell attended previous Board of Directors Meeting.

IV. SUMMARY OF REPORTS

President Report --- No Report Submitted (NRS)

Treasurer Report --- Operating Account has balance in excess of \$26K; assessment in place for calendar year 2020 is deficient \$600; a resident account is delinquent by \$2180 in HOA fees.

Managers Report --- Property Manager reported that proposed roof work in center section of Bldg 1005 is scheduled to start on 10/23 with raising of A/C units and installation of pitch pans.

UNFINISHED BUSINESS

Shell --- landscape/planter shells will be refilled with additional new material --- work scheduled for end of month (Oct.)

Pool Equipment Fence --- permit has been issued by SH Building Dept; contractor is waiting on materials; tentative start date by beginning of Nov.

Property Lighting --- PM to coordinate with Consolidated Electric and resolve ongoing concerns with pool perimeter globe lights not working. Contractor has submitted proposal of \$1,200 to fix. Motion was made by Director Peter and seconded by President Robin to go-ahead with project as proposed.

NEW BUSINESS

Architectural Violation --- Bldg 1005/Unit 101 --- After making changes to the unit, resident submitted a request for the Board to approve. The Board has not agreed with the proposed changes and will issue a denial letter, including applicable bylaws, to resident.

Budget Review Workshop --- may be set-up as a Zoom (virtual) meeting. A date of 11/24 has been scheduled. Items to consider are increases in costs for cable service, insurance and utilities.

Landscaping --- Bldg 1003 requires work, especially by unit 105.

Wasps Nests --- notify PM (Jenny) of any situations that require handling and she will coordinate with the proper contractor.

Bat(s) Removal --- Bldg 1001/unit 208 --- proposal of \$800 received for removal of bats/nest and sealing of affected area. Robin (P) made a motion to approve said proposal; seconded by Fred. Motion carried.

Pool Equipment --- Board needs to start planning for potential of equipment repair/replacement if the future. Both individuals that manage the pool and its equipment concur. Cleaning Service by Bruce; Maintenance/Repair by Tim.

ADJOURNMENT --- Robin (P) made a motion to adjourn the meeting at 7:55pm; seconded by Fred. Motion carried.