

SANDAL COVE ASSOCIATION, INC
2021 BOARD OF DIRECTORS MEETING

Minutes of the Board Meeting of Sandal Cove Association, Inc, held, via TeleConference call, at 6:00 p.m. on Thursday, the 14th day of January, 2021.

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), Kathy L (Tr.), Juan S (Secr)

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

Residents --- Diane C, Josi Z, John P, Larry Y, Mark L

III. APPROVAL OF PREVIOUS BOARD MEETING

A motion to approve the Minutes was made by Director Peter D; 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 --- Operating Account has balance in excess of \$30K; Reserve account has balance in excess of \$64K.

Manager Report --- The car that had been stolen and abandoned in parking lot has been removed.

Manager Report --- The account that is delinquent will be contacted (by PM) to start payment of the current 2021 HOA fees and initiate monthly payment of balance due for 2020 HOA fees, with expectation that balance will be paid by end of calendar 2021 year --- A motion to approve this initiative was made by Director Peter D; seconded by Pres Robin M. --- Motion carried.

UNFINISHED BUSINESS

Patio Roofs --- roofs for 1001/202 and 1005/202 has been submitted by numerous contractors --- total estimate is in the range of \$9K total.

Water issues --- water is not draining properly and accumulating outside units 1001/101 and 201 and outside 1003/105. It was decided to wait until it rains again so ground conditions can be better analyzed and a proper drainage design can be coordinated.

Property Lighting --- PM to coordinate with Consolidated Electric and resolve ongoing concerns with pool perimeter globe lights not working.

Shell --- The shell work for the tree bases and planters, etc has been finished and contractor was paid \$5K --- however, the work was not completed and contractor is requesting additional \$4K to complete --- PM to get additional quote.

NEW BUSINESS

Landscaping --- Bldg 1003 requires palm tree trimming, especially by unit 203.

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 --- work is in excess of \$30K --- there is a Pool Reserve account balance that can cover the expense if approved.

NOTE: The Annual Meeting and Election of HOA Board Officers is scheduled for Tuesday March 23, 2021 at 6:00PM.

ADJOURNMENT --- Robin (P) made a motion to adjourn the meeting at 6:58PM, seconded by Peter --- Motion carried.