

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 4th day of March, 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 --- John P, Larry Y, Ricky T

III. APPROVAL OF PREVIOUS BOARD MEETING

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

A Notice of the 03/04 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 Fund Account has balance in excess of \$27K; Reserve account has balance in excess of \$64K; Asset account is at \$96K+; Delinquent account has balance of \$4K+.

Property Manager Report --- On vacation, starting week of 03/15; the account that is delinquent will be again contacted (by PM), by letter, regarding payment of the current 2021 HOA fees and monthly payment of 2020 HOA fees; an additional account that is also delinquent will be contacted. Residents with (3) month HOA fee delinquent history will be sent a certified letter, with 15 day deadline for payment and a lien filed on the property.

UNFINISHED BUSINESS

Patio Roofs --- repair/replacement work estimate for roofs 1001/202 and 1005/202 has been submitted and work can be started by mid-March --- estimates are \$4500 per roof --- Motion to proceed with work was made by Director Peter D; seconded by President Robin M. --- Motion carried.

Property Lighting --- PM to coordinate with another contractor to try and resolve the ongoing concerns with pool perimeter globe lights not working; Peter and Juan will investigate further about the feasibility of solar lights.

NEW BUSINESS

Pool Equipment --- PM to inquire from contractor as to what is potential downtime for pool repair work, with the expectation to maybe wait until majority of seasonal residents have departed; PM to coordinate with Safety Harbor Water Utility to make sure that we are not charged for sewer fees when refilling pool.

Board Positions --- Currently, there are three Board Members; additional positions can be added at the upcoming Annual Meeting on 03/23/2021.

Purchase of W/D units --- need more info to further discuss ownership of laundry equipment --- the moneys received with the current contractor are split, with 43% of proceeds returned to HOA.

Roof Leak --- there is a roof leak in Bldg 1003 / Unit 204 --- further updates will be provided as available.

Parking Lot Re-Striping --- Paving account has balance of \$9K; PM to get estimate for lettering of unit numbers and re-striping of spaces.

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

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