

**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 8th day of September, 2021.

**I. CALL TO ORDER**

Board Member (Juan S. - Pres.) called the meeting to order at 6:02 pm.

**II. ROLL CALL OF OFFICERS**

Present : Juan S (P), Peter D (VP), Kathy L (Tres.)

Also Present:           Jenny K -- Property Management (PM) Rep.(Ameri-Tech)  
                              Residents: Josi Z, Diane C , Gary and Laurie R

**III. APPROVAL OF PREVIOUS BOARD MEETING**

A motion to approve previous Minutes was made by VP Peter, seconded by Treasurer Kathy --- Motion carried.

A Notice of the Meeting was sent to residents via FB post and email; it was not posted on the Bulletin Board of each property building.

**IV. SUMMARY OF REPORTS**

President Report --- President to contact resident 1001/104 and get formal proposal for window replacement, including description of window type, color, etc. and send to Board for final approval.

Treasurer Report --- The contract with the pool company for the necessary pool repairs has been awarded and deposit has been paid. No date has been set for work to begin --- A motion was made/carried (Peter/Kathy) for foreclosure proceedings to begin on 1005/208.

Manager Report --- A Budget Workshop virtual meeting has been scheduled for October 4<sup>th</sup> at 6pm; Budget Meeting has been scheduled for November 22<sup>nd</sup>, and it will be both virtual and face-to-face. (NOTE: The Budget Meeting has been rescheduled for November 29<sup>th</sup>, 2021)

Manager Report --- A motion was made/carried (Peter/Kathy) to initiate the needed roof/tile work on 1003/202.

**V. NEW BUSINESS**

- A motion was made/carried (Peter/Kathy) to initiate palm tree trimming on the property --- the trimming is typically done in calendar month Sept/Oct.
- Wasps continue to be a nuisance throughout the property.
- Dead bushes should be removed, but approval required prior to replacement
- Trim parking lot bushes on the southside of 1003; a motion was made/carried (Peter/Kathy).
- Water intrusion continues to be an issue on the parking lot entrance of 1003; investigate a possible solution by examining/utilizing existing drain by unit 106.
- Resident application needs to be updated to reflect the two (2) year waiting period before unit can be rented; a motion was made/carried (Kathy/Peter) to increase application fee to \$150 to cover processing expenses.
- Amendments need to be posted on the Document Section of SC website
- Property Manager (Jenny) to research occupant requirements – for example, information on renters/other occupants; updating contact data on residents, etc.
- Property Manager (Jenny) to initiate property walk-through on the third Friday of the month, if possible --- an overview of current conditions; needs assessments of existing and potential/future needs, etc.

**ADJOURNMENT** --- Motion to adjourn the meeting at 7:23PM, was made by Kathy; seconded by Peter --- Motion carried.