

SANDAL COVE ASSOCIATION, INC
2022 BOARD OF DIRECTORS MEETING

Minutes of the Board Meeting of Sandal Cove Association, Inc, held, via TeleConference call, at 6:00 p.m. on Monday, the 31st day of January, 2022.

I. CALL TO ORDER

Board Member (Juan S. - Pres.) called the meeting to order at 6:01 pm.

II. ROLL CALL OF OFFICERS

Present: Juan S (P/Sec), Peter D (VP), Kathy L (Treas.)

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

Residents: Julie & Frank E., John P, Patty C, Gloria M

III. APPROVAL OF PREVIOUS BOARD MEETING and PROOF OF NOTICE

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 email and posted on the Bulletin Board of each property building.

IV. SUMMARY OF REPORTS

President Report --- Applications have been submitted by (2) residents for consideration for appointment to Board position. Once Board Members are installed, positions can be assigned.

Treasurer Report --- The reserve account has a balance in excess of \$36,000. Financial documents were sent to Board on 01/10/2022.

Manager Report --- Financial documents were sent to Board on 01/10/2022. Appropriate legal proceedings have been initiated for account (1005/208). Solid Waste and Recycling Dumpsters from Safety Harbor have been replaced with newer units. City of Clearwater will issue sewer credit for approximately 28kG water used when refilling swimming pool.

V. UNFINISHED BUSINESS

Washer/Dryer Rental --- Jenny to contact company for clarifications relevant to the proposal that was submitted.

Parking Lot striping --- Cost split with Sandal Cove 2 (SC1 is 60%/SC2 is 40%) Jenny to contact contractors for estimates.

Building Drainage --- Board members to meet with resident in 1005/108 to determine potential solution to ongoing water intrusion

Pool Electrical --- Visually verify if all electrical breakers are still in-place (pool underwater lights, pool perimeter lights, pool heater, etc) – Juan to verify

VI. NEW BUSINESS

Building General Maintenance --- A motion was made/carried (Peter/Kathy) to initiate pressure washing of 1st floor patio/planter walls. Also, handrails leading to unit 1005/208 are to be replaced.

Building Roof Maintenance --- Repairs need to be done in Building 3, specially with units 202 and 207 --- Jenny to obtain estimates and move forward with these needed repairs.

Cleaning Company Proposal --- A motion was made/carried (Kathy/Peter) to change vendors from Affordable Work Orders to Stellar.

Alarm/Fire Panel at Building 1005 --- System continues to be problematic with pull alarm faults and sound alarms being activated. Jenny to set-up an on-site visit with contractor to determine solutions.

VII. OPEN FORUM

Building Lights --- investigate potential to replace photocells that control building lights with time clock controls (easier to operate)

Building Profile --- A resident is considering purchase/renting of unit in building 1003. In doing so, it would satisfy the 25% rental allocation for the building.

Water intrusion --- Continues to be an issue in building 1001, unit 101.

ADJOURNMENT --- Motion to adjourn the meeting at 7:34PM, was made by Kathy; seconded by Peter --- Motion carried.

**ANNUAL MEETING SCHEDULED for TUESDAY, MARCH 29, 2022
AMERITECH CONFERENCE ROOM --- 6:00 PM**