

SANDAL COVE ASSOCIATION, INC
2022 ANNUAL MEETING

Minutes of the Annual Meeting of Sandal Cove Association, Inc, held at the Ameritech Community Management Office, at 6:00 p.m. on Tuesday, the 29th day of March, 2022.

I. CALL TO ORDER

Property Manager Jenny Kidd called the meeting to order at 6:06 pm.

II. CERTIFICATION OF PROXIES and ESTABLISHMENT OF QUORUM

Proper number of needed attendees (25) was verified via proxy votes, teleconnected on Zoom and by actual attendance at the meeting

Board Members that were also present to establish a quorum were:

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

III. PROOF OF NOTICE

A Notice of the Annual Meeting was sent to residents via email and posted on the Bulletin Board of each property building.

IV. SUMMARY OF REPORTS

President Report --- Items that have to be focused/discussed:

Waiting on Proposals or Estimates:

- Roof Repair on Bldg 3, unit 207
- Laundry Service – accept credit cards, own equipment, etc.
- Restriping of Parking Lot (meet with SC2 on 03/31)
- Fire Panel – Fire Alarm panel / Bldg 5

Waiting on Status Update:

- Fallen tiles from mansard roof (1005/205)
- Water leak from roof and ceiling (1003/204)
- Survey of Bldg 1003 re Flood Zone (potential premium savings?)
- Insurance Inspector – uneven walkways have to be leveled (spacing between slabs higher than 1/4" is considered a trip hazard)

Other Items of Interest:

- Letters to Residents re R&R violations need to be screened/approved by Board prior to mailing.
- Avatar Insurance coverage will terminate April 13th; a meeting has been scheduled on April 11th to discuss new carrier (Heritage)
- Newsletters delivered 2/yr. (Apr/Oct) – composed by Jenny
- Signs in Parking Lot needed – No Parking/Private Property/ etc
- Investigate use of Work Order Management system
- Continue to maintain current list of residents (with email and emergency info, etc.)

V. UNFINISHED/NEW BUSINESS

New Rules and Regulations (R&R) are being addressed by the Board, with an expectant effective date of June 1, 2022. A draft of the document shall be mailed to residents for feedback/comments.

Formation of a Compliance Committee (3 members) was deliberated. Such a committee is required in order to enforce monetary fines and penalty charges associated with non-compliance of R&R.

The new cleaning company (Stellar) has begun. Juan (HOA Pres) has received copy of contract and will verify compliance with duties.

Rodent control continues to be a concern. Jenny to perform a cost analysis comparison between Couch and Nature Zone

NEXT MEETING (via ZOOM) is TUESDAY, MAY 24TH, 2022, 6:00PM

ADJOURNMENT --- Motion to adjourn the meeting at 7:18PM, was made by Kathy; seconded by Peter --- Motion carried.

**SANDAL COVE 1 BOARD
ORGANIZATIONAL MEETING**

The Organizational Meeting was called to order at 7:18PM, immediately following the adjournment of the Annual Meeting.

The number of Board candidates running for the Board does NOT exceed the number of vacancies that exist. As such, and in accordance with State Statutes, all candidates can become the new Board members. Additional nominations cannot be taken from the floor.

Sandal Cove 1 Board positions are as follows:

President	Juan Soler
Vice President	Peter Daigle
Treasurer	Kathy Leckman
Secretary	Juan Soler
Director	Diane Campanaro
Director	Larry Young

ADJOURNMENT --- Motion to adjourn the meeting at 7:18PM, was made by Kathy; seconded by Peter --- Motion carried.