

SANDAL COVE 1 ASSOCIATION, INC.

ANNUAL MEETING AND ELECTION OF DIRECTORS

Date: April 11, 2023

Time: 6:25 PM

Meeting called to order by: Juan Soler

IN ATTENDANCE

Property Manager Rep: Sierra King

Board Members: Juan Soler, Kathy Leckman, Peter Daigle, Larry Young, Diane Campanaro

Owners (present): Sam Campanelli, John Campanelli, Doc Noel, Kathy Noel, Lee Miller, Gail Miller, Gary Ryan, Laurie Ryan, John Purcell, Joan Young, Hiromi Tanaka, Lise Duval

Owners (Zoom attendee): Joy Fahler, Dave Popowich

Owners (via phone): Katie Sowers, Lois Kostel, Debbie Holmes

APPROVAL OF MINUTES

The reading of the minutes from the last annual meeting was waived.

Peter made the motion. Larry seconded.

ESTABLISHMENT OF A QUORUM

The quorum was determined after receiving 19 returned proxies and calling several owners requesting their presence on the phone to end up with 25 attendees. This took 25 minutes to perform. It was determined that in the future, the board would find out how many proxies were received prior to the meeting in order to solicit proxies to establish a quorum.

REPORTS

President's Report – Juan Soler

- Future meetings will be held the 2nd Monday of every other month (even number months), i.e., June, August, October, December.
- Juan welcomed new owners of Sandal Cove 1 Assoc.
- HOA fees overdue amount to \$6627.00.
 - Sierra King
 - Current delinquent owner notices are with the attorneys. Reminder letters from Ameritech Property Management are sent after 30 days overdue. Letters from the attorneys are sent after 60 days overdue.
 - If a unit sells while in delinquency; the fees will be paid during the estoppel process at closing.

Treasurer's Report – Peter Daigle

- As of December 31, 2024 our association's reserves will have to be fully funded in accordance with SB 4-D.
 - **Florida's Senate Bill SB 4-D was passed in May 2022, making it mandatory for all Florida condominiums to no longer allow for the waiver or reduction in the funding of reserves...**
- Peter submitted a "Sandal Cove Property/Liability/Flood Insurance spreadsheet comparing the rising costs of insurance reaching back to 2015.
- Peter also submitted a 2022 year-end spreadsheet summary of actual vs. budgeted expenses.
 - SC1 controllable expenses are 3% of our budget vs. 97% fixed expenses.

Old Business Report – Sierra King

- 1003 Drainage Issue
 - There are 3 quotes to review to repair the drainage issue at the front (parking lot side) of the building.
- 1005 Piper Fire Alarm
 - Piper did not fully fix the alarm issue according to the payment agreement. We are working with them to complete the as-promised repairs.
- 1003 Pigeon Encroachment Issue
 - 2 quotes are coming in to remove the pigeons from the soffit.
- Pool and Parking Lot Lighting Issues
 - Unable to get quotes from vendors for the lighting issues.
 - Vendors want money just for quoting an estimate.
 - \$350 was paid to a vendor who reviewed the lights but didn't submit a quote.
 - LED or solar lighting replacement is too costly.

New Business Report – Sierra King

- Insurance
 - SC1 will renew with Heritage Insurance
 - Our new renewal documents have been received.

- New condo law SB 4-D
 - The structural integrity inspection does not pertain to 1 or 2-story condominium buildings.
 - Larry commented that the fully funding portion of this bill entails that each owner will be responsible for ensuring the full funding amount is reached.
- Spectrum Renewal
 - The 5-year contract end date is coming up.
 - Working on a lower quote for cable and internet.
- Letters to Residents
 - Juan requested Sierra to ensure the board receives a copy of all letters that are sent to owners.

OPEN FORUM

- John Purcell
 - Building 1005 – Alarm has been intermittently going off for 3 years – fix it.
 - Sierra
 - We are in dispute with Piper to repair if at no cost because they were already paid but the issue wasn't completely fixed.

NEXT MEETING

Next meeting will be held on June 12th.

7:08 pm

Diane motioned to adjourn the annual meeting.

Gary Ryan seconded the motion.

ORGANIZATIONAL MEETING

7:13 pm

Meeting came to order.

Larry motioned to keep the Board Directors' positions the same.

Diane seconded the motion.

7:18pm

Adjournment

Larry motioned to adjourn the organization meeting.

Peter seconded the motion and was passed unanimously.