

# **SANDAL COVE 1 ASSOCIATION, INC.**

## **MEETING OF THE DIRECTORS AND RESIDENTS**

---

Date: June 12, 2023

Time: 6:00 PM

Meeting called to order by: Juan Soler

---

### **IN ATTENDANCE**

Property Manager: Sierra King

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

Owners (present): Bob Nichols, Ray Brodt, Ferideh McBroom, Josi Zendzian.

Owners (Zoom attendee): Joy Fahler, Lynne Sullivan, Deby Hawk, Alicia Ferrera, Gloria Mann, Tamala Facas.

Owners (via phone): none

### **PROOF OF NOTICE OF THE MEETING**

On June 9, 2023 :

Notices were posted in the breezeways of each building.

Notices were posted on SC1 Facebook page.

Notices were posted on the Sandal Cove Website.

In the future, the meeting notices will also be emailed to the residents.

### **APPROVAL OF MINUTES**

The reading of the minutes was not done due to the last meeting being the 2023 annual meeting. Those meeting minutes will be approved at the 2024 annual meeting.

### **ESTABLISHMENT OF A QUORUM**

A quorum of the board members was established.

## REPORTS

### President's Report – Juan Soler

- 3 solar-powered lights were installed in the parking lot to replace 3 nonfunctioning lights. They were installed by Juan Soler and Peter Daigle.
- The SANDAL COVE sign was repainted and repaired by Juan Soler and Peter Daigle.
- Tree Trimming
  - We received an estimate from the current landscaping company (Denis Grovan) to trim the palm trees. That estimate was approximately \$4.5k. An estimate from another vendor was higher (\$6k+).
  - We need to ensure the trimming is performed approximately 1 year from the previous trimming. Ameritech will let us know when it was done last year.

### Treasurer's Report – Peter Daigle

- We approved \$6k on building 1003 to fix the drainage issues. The work is still ongoing.
- In May 2023 the budget was \$371 to-the-good. During the time of the meeting, the May financials had not been received.
  - Kathy – Can we receive the previous month's financials prior to the bi-monthly meetings to enable the Treasurer to review the numbers and give a more up-to-date report?
  - Sierra – I can ask accounting if that is possible.

### Manager's Report – Sierra King

- 2 delinquent accounts are with the attorney.
- 1005 Piper Fire Alarm
  - Piper has agreed to fix the fire alarm issue.
  - Their workload is 2 to 3 weeks out.
  - They will give us a date of when they will fix it.
- 1003 Pigeon Issue
  - We received astronomical quotes to rid the building of the pigeons. One quote was for \$4.6k.
  - We purchased rubber snakes to try and take care of the issue ourselves.
- 1003 Drainage Issue is continuing to be worked on by our vendor.
  - The drainage pipe in the ground collapsed due to tree roots encroaching.
- 1001 Electrical issue has been repaired. The parking lot lights and others are controlled in building 1001. There was a break in the circuit of the parking lot lights, signage lights and 3 lights around the lake. The electrician repaired the issue.
- Juan - We should get the company to look at the lights at the perimeter lights of the pool. When it rains, the lights don't always come on. He will go out and turn them on at night.
- 1005 #108 Leak in Ceiling
  - Dry Solution looked at the leak in the ceiling and determined that it was coming from the water heater in the unit above.

## Manager's Report (CONTINUED)– Sierra King

- Grant Application to repair the dock.
  - Safety Harbor has a specific window to apply for a grant to repair the dock.
  - The grant availability is April and October.
  - We will apply at that time.
- The next meeting is August 14, 2023.

## Old Business

- Juan - The new owner application should be updated to state that the potential owners have received, read and understood the rules and regulations prior to purchasing the condo. We've had people that have violated regulations. They claim that they don't remember reading the rules and regulations. New owners must acknowledge that they received them, read them and understood them. *(This should be an action item for Property Management to change the application.)*
- Peter brought up the issue of the amount of money owed from the delinquencies.
  - Sierra - 1 delinquency is in collection status until July 15<sup>th</sup>. At that time, it will go to the attorney to place a lien.
  - Sierra – The other delinquency is with the attorney to place a lien on the property.
    - A motion was made by Peter to move forward with the lien.
    - The motion was seconded by Kathy.

## New Business

- Lynne – We can watch our Spectrum account anywhere in the U.S..
  - We should get rid of the cable box and only stream the programs through the internet.
  - This should be cheaper according to Lynne.
  - Sierra – The renewal is coming up this year. We can bring this up with Spectrum or we can have an agent review other companies to see if we can get a better deal.
    - This agent would require compensation A usual fee could be 15% of the savings SC1 would make if they changed companies.
    - The following information is copied from the notes from the April 2023 meeting:
      - *Spectrum Renewal*
        - *The 5-year contract end date is coming up.*
        - *Working on a lower quote for cable and internet.*

## OPEN FORUM

- Juan - New condo law SB 4-D
  - Asks the residents of SC1 to review SB 4-D to gain awareness of this bill which could greatly affect us financially.
    - Fully funding is still being discussed for inclusion in this bill.
    - Structural integrity studies may be required which could cost \$25k.
      - Engineers who perform the studies are backed up 6 months.
  - Joy – When will we know if we have to fully-fund?
    - Juan – We don't know.

## OPEN FORUM (CONTINUED)

- Lynne – We need to do everything we can to save money.
- Tamala – What is the responsibility of the board?
  - Sierra -The board has a fiduciary duty to ensure money is spent responsibly.
    - Homeowners also have the accessibility to look over the financials.
    - The board sits down with management to determine next year's budget.
    - We determine last year's costs vs. the coming years' expenses.
      - We see if we can cut back somewhere.
  - Kathy – During the past year, some of the residents and board members physically worked on projects to avoid costs to the association.
    - A few of these projects include:
      - Painting the laundry rooms – Larry Young, Gary Ryan, Sam Campanelli and John Campanelli completed this project which a vendor had quoted \$6k.
      - Painting and repairing the SANDAL COVE sign at the entryway – Juan Soler and Peter Daigle completed this project.
      - Replacing 3 nonfunctioning parking lot lights – Juan Soler and Peter Daigle completed this project.
- Tamala – Who negotiates new contracts when the old ones are up?
  - Sierra – When we look for new vendors, property management goes out and finds the vendor and negotiates with them.
  - Peter - A lot of the costs are fixed i.e., insurance, land lease, electric, etc.
  - Lynne would like to see the contracts of all the vendors to ensure they are performing their duties as quoted.
    - Kathy suggested that Lynne could receive the cleaning and lawncare contracts to review as a start.
    - Lynne – we need subcommittees to ensure the vendors are doing their jobs.
- Sierra – Cost of living is going up, insurance is going up, SB 4-D will also have a financial impact on our future HOA fees going up.
- Sierra – I can send out emails of meeting notices as a 4<sup>th</sup> means of notification.

Next meeting will be held on August 14th.

7:18 pm

Peter motioned to adjourn the bi-monthly meeting.

Diane seconded the motion.