

SANDAL COVE 1 ASSOCIATION, INC.

MEETING OF THE DIRECTORS AND OWNERS

Date: October 10, 2023

Time: 6:04 PM

Meeting called to order by: Juan Soler

IN ATTENDANCE

Property Manager: Dustin Dael

Board Members: Juan Soler, Kathy Leckman (Zoom), Peter Daigle (Zoom), Larry Young (Zoom)

Owners (present): None

Owners (Zoom attendees): Joy Fahler, Laurie Ryan

Owners (via phone): None

PROOF OF NOTICE OF THE MEETING

On October 6, 2023

Notices were posted in the breezeways of each building.

In the future, notices will also be posted on the Facebook page and sent to owners via email.

APPROVAL OF MINUTES

The approval of the minutes was tabled until the next meeting due to non-posted minutes on the SC1 Website. Ameritech will ensure the meetings are posted.

ESTABLISHMENT OF A QUORUM

A quorum of the board members was established.

REPORTS

President's Report – Juan Soler

- Juan thanked everyone for their support over the past few months.
- Activities – Juan noticed new people walking around Sandal Cove 1. He requested an updated resident list from Ameritech. It appears most of the new people are coming from 1001 unit 105 (the corporate-owned unit).
- Payment of services to contractor for completion of requested work - Who approves the disbursement?
 - Has the tree trimming vendor been paid? They brought in large trucks to trim the trees which created deep ruts in the ground. Does anyone inspect the work when the contractors are finished? Contractor work must be followed up to ensure the work is done satisfactorily. The tree trimming vendor said he would repair the damage. No repairs have been performed, as-of-yet. Joy mentioned that the ruts should be repaired before the grass grows and hides them.
- Parking lot oil stain - There is a large oil stain in one of the parking spots. There is a bad leak in the front and back of the car. Who's responsible for cleaning up the oil? Is it the owner's responsibility? Should we send a letter?

Treasurer's Report according to the September Financials – Peter Daigle

- In September, there was \$271,626 in revenue.
- We are \$3,579 behind-under budget in owner fees.
- \$1050 in application fees were collected.
- We have paid \$96,235 in insurance as of 9/30. That is \$5,620 less than our budgeted amount.
- The grounds and maintenance costs are over budget by \$1,920.
- Building maintenance costs were \$6,789 - \$1,460 less than budgeted.
- Cleaning expenses year-to-date are \$4,400, nearly double the budgeted amount of \$2,250. In September, we paid \$1,100 when we had only budgeted \$250. Ameri-Tech should check this.
- Electric costs have increased. Water, Sewer and Trash costs are below budget.
- Monthly reserves payments are at \$8,640 for the first nine months of the year. We have \$25,626 in the reserve account.
- There was \$270,636 in total expenses; which is \$3345 below budget year-to-date.
- Our insurance budget for 2023 is \$135,807. According to our agent, our actual premium for the year should be \$138,982. Our agent anticipates an increase for 2024. He estimates that the premium will increase by \$20,847 or 15%. Our estimated insurance costs for 2024 will be \$159,829. That equates to \$3,330 per year per owner - \$277 per month.
- HOA fees are overdue for 3 or 4 owners.
 - Some of the overdue units are not showing up on the aging report. This will be investigated.

Manager's Report – Dustin Dael

- Tree trimming of all palms and clean-up of the fallen tree are completed.
- Green Minority (roofing contractor)
 - Have not heard back from roofers concerning 1001 105.
- Specialty Builders
 - It will take them 2 weeks to finish the drain issues at building 1003. Juan commented that this project needs to be finished.
- Piper Fire Alarm Test – Juan commented that there has been no beeping. Larry commented that the fire alarm was fixed in September. Ameri-Tech received a tentative proposal from another company to maintain the fire alarms.
- 1003 rescreening of front door was discussed.
- 1003 unit 105 owner showed Dustin drywall and tile cracks in his unit.
- 1001 unit 108 rental application has been approved.

Unfinished Business

- 1003 – Pigeons are still present and thriving. Juan suggested getting a handyman to encase the clay tiles to hinder the pigeons. Larry suggested using pigeon spikes to discourage them from landing.
- Budget workshop is set for Monday, October 23rd at 5 p.m.
 - Dustin will get information to the board members ahead of the meeting. The information will contain a proposed budget based on Ameri-Tech's opinion.
 - 2nd week of December all budgets must be approved.
 - To partially fund the budget: a majority of the owners (25 or more) must approve.
 - According to recent changes in the law, SB 4-D; a reserve study is not necessary to be done because Sandal Cove is less than 3 stories.
 - The legislation has recently changed this criterion.
 - Peter asked Dustin to send the board the reference to the changed law.

New Business

- Juan requested support in the Presidential duties and / or the Secretarial duties.
 - Joy said she would help with things around Sandal Cove property.
 - Kathy said she would help with taking the minutes during the meetings.
- Peter said that Sierra was working on a grant to repair the dock. Dustin wasn't aware of this.
 - The following information is from the minutes from a prior meeting:
 - *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.*
 - Joy said that Lynne might be experienced in this area.

Adjournment - 7:15 pm

Peter motioned to adjourn the bi-monthly meeting. Juan seconded the motion.