

SANDAL COVE 1 ASSOCIATION, INC.

MEETING OF THE DIRECTORS AND OWNERS

Date: June 10, 2024

Time: 6:01 PM

Meeting called to order by: Peter Daigle

IN ATTENDANCE

Property Manager: Angela Johnson

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

Owners (present): Patrick (Fitz) Fitzpatrick, Josi Zenzrian, Bob Nichols, Billy & Melody Hooks, Katie Sowers

Owners (Zoom attendees): Ferideh McBroom Joy Fahler, Dave Popowich, Lynne Sullivan, Tamala Facas, Sam Campanelli

PROOF OF NOTICE OF THE MEETING

Notices were posted in the breezeways of each building and on SC1Facebook page.

APPROVAL OF MINUTES

Directors and the property manager received an email containing the prior meeting minutes shortly before this meeting.

ESTABLISHMENT OF A QUORUM

A quorum of 5 of 5 directors was established.

REPORTS

Treasurer's Report according to the end-of-year December Financials – Peter Daigle

- Peter - Current Financials were covered at the previous meeting.

SPECIAL ASSESSMENT DISCUSSION

Peter – We have a lot of items that require immediate attention.

- A) Painting mansard roofs in the three buildings
- B) Patching and striping the parking lot
- C) Paint lobby floors and stairs
- D) Remove several large trees that are growing with the patio area of several units.
- E) Refresh shells in landscaped areas.
- F) Replace pool furniture.
- G) Repair the dock.

- o The following is a tally of what the costs will run:

Roof Repair and Paint	\$35,000
Parking Lot Painting	\$2500
Painting Breezeways	\$5000
Removal of Trees	\$5000
Dock Repair	\$5000
Refresh Shells	\$3000
	<u>\$55,500</u>

- We will review proposals and give a 2-week notice of a special meeting where the Board will vote on the special assessment.

Angela – 2 bids have been received. APLM estimate of \$9094 entails striping, patching and repairing the asphalt in the parking lot. We need to repair an area of 580 feet in the parking lot by paving it.

Fitz – How do we split the cost with SC2?

Peter – It would be a 60 (SC1)/40 (SC2). That would be approximately \$5400 for SC1.

Angela – There are 132 parking zones and 2 additional stop signs to paint on the parking lot.

Fitz – Can someone email me the parking lot estimate to present them to the SC2 Board?

Angela – The other bid is from M&M for the seashell refresh. We will need 50 – 60 yards of shells at a cost of \$13,750 (\$250 / yd).

Peter – We need other proposals for shells.

Angela – The proposal for Tree Removal and Trimming is for \$1925 which entails removing 3 trees and trimming fronds that are touching the buildings. The trees are located at 1108, 5108, and in front of building 3.

Peter – Some trees have already been trimmed.

Peter- Painting of the Roof – We need to fix the roof tiles and plywood where needed.

Peter – We have bids of \$7200 and \$4500 to paint the breezeway floors.

Peter – We need to get 3 estimates to fix the dock to fulfill the grant proposal requirements.

Lynne – You can't write a proposal until you have estimates. I have one for \$11,000. If we tear down the dock and make it 10 feet shorter...the estimate is \$8000.

Peter – Can you send the proposal to Angela?

Lynne – We need to talk to the Owner of the land to get the permit to repair the dock.

Angela – The Owner is willing to work with us.

Katie – Alligators are coming onto the shore. We can't do anything about it without the Owner's permission.

Peter – The alligators haven't bothered me because I am on the second floor.

Angela – We need to notify WFC. They will write a 45-day ticket and keep an eye on the situation periodically. If they see an issue, they will capture the alligator and remove it.

Peter - \$55,500 was needed for the special assessment. We need to raise the amount to cover the additional cost of the parking lot.

Lynne – Shells are the wrong media to use. Why are we using them instead of river rock?

Kathy – At our last meeting, Sherryl suggested that we use pea gravel. We agreed that would be better. However, we said it would be more cost effective at this time to "refresh" the shells. At a later date we could look into using pea gravel.

Fitz – Are we throwing good money after bad?

Lynne – Don't spend money on shells.

Fitz – We can go to Home Depot and buy bags of shells.

Peter – Let's get a price on river rocks.

Joy – When mulch was used...it all washed away.

Peter – A 14-day notice is required prior to a Board-vote for a special assessment.

Lynne – I disagree. It takes a 75%-member approval for a special assessment to pass. I read it in the documents.

Peter – Can you send the location of that statement to Angela?

Peter – We have a new cleaning company that are washing the floors as well as the railings.

Peter – Should we take Stellar to small claims court to retrieve our \$3k+ monies that we were overcharged?

Kathy – Yes, we should take them to court.

Katie – What is the new cleaning company's schedule? I want to know so I can stay out of their way.

Angela – We can get a cleaning schedule from them.

Juan – Javier (subcontractor Denis uses to cut our lawn) told me that Denis may not move forward with the renewal of our contract with him. Javier said he would continue to do it as our contractor / vendor. It might be cheaper without the middleman (Denis). I will ask him to give us a price.

Fitz – Angela, will you share Juan's information with SC2?

Lynne – Are we going to stop mowing all the way to the lake? There should be a 10 foot buffer or it will cause erosion.

Kathy – Some 1st-floor owners have cut down the cattails in order to have a better view of the lake.

Lynne – Tell them not to cut them down.

Kathy – We have.

Josie – Storms have caused some of the cattails / buffer to die. They only need to be there at certain spots.

Lynne – There is a potential lawsuit for cutting the grass at the lake.

Peter – This is an issue that should be discussed with the landowner.

Peter – Bicycle issue – We need to pick a date like the 1st of the year for all bikes and other items under the breezeway stairs to be identified. After the chosen date, we will get ride of unidentified items. Anyone who isn't using their bikes, carts, etc. can let us know they no longer want the item(s) and we will remove them.

Angela – Pest Control – Couch goes out monthly and replenishes their rat boxes.

Peter – I told them they must use chemicals that won't harm owls or other raptors.

Lynne – They are still using harmful chemicals.

Angela – Wasp removal was included in the proposal of \$375 initially and \$175 monthly.

Unknown – That is too high.

Peter – Spectrum contract (ending in Jan. 2025) – We need to get moving on this with Ameri-Tech to work out a less expensive contract.

Peter – Late Fees can be charged at 5% of the HOA payment for late-paying owners.

NOTE:

In the Sandal Cove Declaration of Condominium (page 9 / 4178 page 38) states that "All sums not paid on or before 10 days shall bear interest at the rate of 9% interest from the date when due until paid."

One owner is 1 ½ years behind with no late fees. Our documents state you can charge as long as it is within the law.

Peter – Building 1005's roof overlooking the lake needs fixed. We should use a handyman instead of a roofer. The tile needs to be taken off to fix the roof.

Peter – Applications for purchasing units are coming in late. We need to highlight 20 days on the application. We don't know how to enforce the 20-day timeframe.

NOTE:

Sandal Cove Declaration of Condominium (page 22 & 23 / 4178 page 51 and 52) states that a notice of "intention to sale", name and address of the intended purchaser and other information concerning the intended purchaser (i.e., a proposed contract of sale). Within 30 days after receipt of the notice and information (mentioned above) Management Contractor must either approve or disapprove the proposed transaction. However, our Application For Sale states "20 days."

Angela – Ameritech Bank Change – Truist is cancelled. New Accounts have been set up by the owners. Looks like everyone is up-to-speed. The new software gives access to financials.

Peter – Does everyone have access to the financials?

Angela – No, but the board can have access.

Angela – HB 1203 has passed.

Peter – The new law says everyone on the board must have 1 hour continuing education training every quarter.

Angela – The board needs 4 hours training / year. SC1 website must contain contracts and proposals as of January 2026.

Peter – In the financials for April show a late fee of \$300+ for an insurance payment. It looks like we made 3 insurance payments.

Angela – I will investigate that.

Katie – When will the special assessment become effective?

Peter – We will give a 14-day notice. The board will vote on the special assessment at that time.

Angela – River rock for the landscaping is 3 times the price of shells. Pea gravel is the same price as shells. I will find out how much it will cost us to use pea gravel.

Diane – Pigeon issue is not resolved.

Bob – The rain is still flooding my patio and sometimes inside the unit if it rains hard. Water drains from the roof and side. There are big depressions in front of the patio.

Juan – We should contact the vendor who put the drain in and discuss this issue with them.

Billy – How much will the special assessment cost for each unit?

Peter – At this time, the cost will be \$1250 per unit.

Katie – Thank you, Peter for making the effort to fly here for the meeting.

7:25 The meeting was adjourned by Angela.
