

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

## **MEETING OF THE DIRECTORS AND OWNERS**

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Date: May 31, 2024

Time: 6:00 PM

Meeting called to order by: Angela Johnson

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### **IN ATTENDANCE**

Property Manager: Angela Johnson

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

Owners (present): Patrick (Fitz) Fitzpatrick and Sherryl Fitzpatrick

Owners (Zoom attendees): Fereday McBroom, Alicia Ferrera, Gloria Mann

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

Notices of the meeting were posted in the breezeways of each building and on Facebook.

### **ESTABLISHMENT OF A QUORUM**

A quorum of 4 of 5 Board of Directors was established.

### **PURPOSE OF THE WORKSHOP MEETING**

This workshop meeting was mainly called to discuss the upcoming special assessment as to: projects / areas to be addressed and the amount needed to complete the projects.

- 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.

- Discussion of the special assessment follows:
  - Gloria asked the condominium rider to be changed to ensure that a safety inspection is not required for 2-story buildings according to SB-4D,
  - Peter – The recent buyer of 5102 unit signed an affidavit where she agrees that no more than 2 people will occupy her unit in accordance with our by-laws
  - (A) Painting The Mansard Roof Tiles on all SC1 Buildings
  - Peter – Tom McEnery recently sent him a photo of the roof tiles as they were being laid. The photo shows that the roof tiles are cement. (There was a discussion at an earlier meeting with an owner as to the original color and material of the tiles)
    - Painting the tile is needed. Some of the wood has rotted under the tile.
    - The estimate for painting the tiles needs to include the reparation and/or replacement of the plywood under the roof tiles prior to painting.
  - Angela – The quote to paint the roof tiles is \$23,150.
  - Peter – We should add \$4000 to \$5000 to the quote to cover the plywood replacement. (Later in the discussion; it was decided to add \$10,000 for the repair which would entail \$35,000 for the entire job.)
  - Larry – The wood repair should be done immediately in comparison to doing other projects on the special assessment “to do” list.
  - (B) Striping and Painting Unit Numbers in SC1 and SC2 Parking Lots
  - Peter – We have an old quote to stripe and paint lines and unit numbers in the parking lot.
  - Angela – We have not received a quote from APLM.
  - Fitz – Said that he is on the SC2 board. We can forward the price to him to present to the SC2 board of directors.
  - (C) Repainting the Breezeways
  - Angela – The quote is \$7200 to wash, prep and paint the breezeways with a non-slip grid.
  - Peter – Juan got a price of \$1470 per building by Urban Property also using non-slip paint.
  - Larry – A coating would be nice, but it would be expensive.
  - Peter – That would cost \$4500 to \$5000 for all the floors.
  - (D) – Removal of 3 trees outside specific units at each building.
  - Fitz – Thank you for reconsidering cutting the tree at 3107 which hides the dumpster from the view at 3207.
  - Peter – Juan received a quote for \$1470 to cut down the trees. Danny’s is a better quote.
  - (E) – Refresh Shells in the Common Areas
  - Peter – This might cost around \$3000. At this time, we will keep the shells and revisit another media later.
  - Angela – when the shells break down, it affects the soil.
  - Sherryl – Pea gravel won’t wash away or degrade easily. In the future, we should consider using that.
  - (F) Pool Furniture Replacement
  - Peter – We could spend \$20 per chair and get furniture like Gary Ryan and Diane Campanaro’s furniture. Currently it costs \$200 per chair and \$300 per chaise to replace with similar furniture.
  - (G) Dock Repair
  - Peter – If we don’t get the grant, we should budget monies toward fixing up the dock.
  - Kathy – We should budget at least \$5000 because that is the maximum amount the grant will match.

## AMOUNTS AND EXPENDITURES NEEDED TO PERFORM THE ABOVE-MENTIONED PROJECTS

- Peter – 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
	\$55,500
  
- Peter – The tree removal wasn't in the original discussion. We could split the removal to remove some in 2024 and remove the rest of them in 2025.
- Larry – The assessment should be immediate.
- Fitz – The total should be bumped up to \$60,000 (\$1250 per unit) to reallocate any left-over to other areas. We should pay now to ensure the property is up to date.
- Larry – The place is getting shabby.
- Fitz – The grounds look good. It's OK to pay more to make it look great.
  
- Peter – The fence around the pool equipment is the last update that has been completed. We need to put the special assessment on the next meeting agenda.
- Angela – The numbers need to be broken down for an assessment, when the first payment is due, how many payments there will be, specify what the terms are for payment.
- Peter – Should it be monthly, bi-monthly, etc.?
- Angela – You could do 2 payments (1 one July and the final payment 3 months later).
- Fitz – You could fund it over a 6-month period.
- Peter – We should approve the assessment in June to pay now or over the next 12 months.
- Larry – we should list the agenda items in order of importance or timing. A one-time payment is the way to move.
- Peter – Let's vote on it, pass the assessment, and work out paying the vendors.
- Fereday – Will the 2 BR owners pay more than the 1 BR owners like we do for the HOA dues?
- Peter – The projects to be covered are the common area which is used equally among both types of owners. The original SC1 documents state that everyone pays the same for HOA fees (2.8%).
- Angela – The accountant sets up a special fund as a separate line item for the special assessment.
- Angela – A 14-day notice of the meeting should be mailed.
- Peter – We should have a regular board meeting to discuss what we need to do. By June, we should have more quotes from vendors to know how much we need.

OTHER DISCUSSION (UNRELATED TO THE SPECIAL ASSESSMENT)

- Kathy – 1201 Unit tenant sent an email notifying Angela that the roof over her front door is leaking.
- Angela – We have passed the inspection of the Pool. The permit needs to be posted.
- Fitz – Post copies of the permit on all building bulletin boards.
- Fereday – We need a “No Smoking” sign posted within the pool fence. I have asthma.
- Fitz – It's difficult to be at the pool when people smoke.
- Peter – We need new pool rule signs at the pool. The new signs say – No Eating on the Pool Apron.
- Fitz – At the last SC2 meeting residents were concerned about the Amazon, UPS and FedEx trucks as well as others coming in “hot and fast”. We should put a stop sign at the parking lot intersection where the dumpsters are.
- Fereday – I was turning left at that intersection and was almost hit because the bush at SC2 blocked my vision.
- Fitz – SC2 is working on getting their wall fixed.
- Fitz – SC2 and SC1 have the same lawn and pool vendors. Both HOA's should have better cooperation.

- Motion to adjourn the meeting made by Larry at 5:07 pm. Seconded by Kathy.