

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

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

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Date: April 29, 2024

Time: 6:06 PM

Meeting called to order by: Angela Johnson per Juan Soler's request

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### **IN ATTENDANCE**

Property Manager: Angela Johnson

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

Owners (present): Patrick (Fitz) & Sherryl Fitzpatrick, Bruce (Doc) & Kathy Noel, Josi Zendzrian, Bob Nichols, John Campanelli, Sam Campanelli, Billy & Melody Hooks

Owners (Zoom attendees): Joy Fahler, Laurie Ryan, Dave & Holly Popowich, Gary Cimarolli, Rich & Laurie Greenspan, Fenicia Debi Hutt, Cecilia Daniels, Lynne Sullivan, Tamala Facas

Owners (by Proxy): Frank Eaman, Alicia Ferrera, Deborah Holmes, James Limbaugh, Gloria Mann, Carol Marcanthony, Ferideh McBroom, Tom & Lorraine McEnery, Dean & Brian Miller, Robin Miller, John & Charlotte Purcell, Katie Sowers,

Other: John Brooks (lessee)

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

On April 26, 2024, notices were posted in the breezeways of each building.

Notices were posted on the SC1 Facebook page and sent to owners via email.

### **APPROVAL OF MINUTES**

The reading of the prior meeting minutes was waived by Peter and seconded by Larry.

### **ESTABLISHMENT OF A QUORUM**

A quorum of 32 owners of a possible 47 owners was established.

## REPORTS

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

- Reserves-Pooled \$28,708.18, HOA Fee Delinquencies \$6489.93, Total Assets \$52,555.07  
Total Equity \$15,954.16, Net Equity (profit) \$2457.92, Total Fees \$355,226.10,  
Laundry \$2081.27, Application Fees \$1350.00, Misc. Income \$591.57  
Total Income \$359,458.52
- Expenses – Admin Exp \$4893.87 – Land Lease \$63,888 – Landscaping \$12650 –  
Irrigation \$1175.61 – Building Maint \$13,081.04 (includes drainage repair work at 1003)  
Cleaning Company overcharged us by \$300 which we are trying to recoup.
- Utilities – Electric \$10,220.09 – Water, Sewer, Trash \$49,238.13 – Cable \$30,779.70
- Insurance, Land Lease and Utilities make up 73% of our budget.
- Lynne asked “What is the insurance deductible? Angela / Peter answered “\$5K per occurrence / per building and 5% wind & hail damage per building”. Juan added that we haven't received the insurance package yet.
- Lynne commented that we need to cut down on landscaping expenses.

### Manager's Report – Angela Johnson

- We have selected Stratos as a new cleaning company. The cost is \$250 / month for weekly cleanings. During this meeting, Juan signed the approval to use this company.
  - Sherryl asked if there was a check list. Angela said that there is a check list that we can post in the breezeways.
  - Lynne asked if the owners could add items to the check list. Kathy said if items are added by the owners...we can check with Stratos to see if there would be an upcharge.
- Storage of bicycles and other items under the stairs in the breezeway.
  - Owners will be notified that they must tag any items in the breezeway within the next 6 months. If not tagged after that, they will be disposed or donated dependent upon the condition of the item.
  - Asked about the yellow kayak at the dock. That should also be identified,
- Rule Violations
  - Owners altering the common areas – Owners shall not alter anything outside of the wall area. An owner has built a wall illegally.
  - Peter said that an owner's dog attacked another owner. That issue is being addressed.
  - Owners must notify the board before any window or door replacement project begins.
- Meeting with the Custer family.
  - SC1 reached out to the Custer family to request a meeting. The granddaughter wants to meet the board. Fridays are good for her.
  - Patrick (Fitz) asked if this was about purchasing the land. Angela answered that it was (in part). We also want to discuss the dock repair and get approval.

- Owners are behind in paying their dues.
  - Peter said that a year ago, it was decided that after 30 days delinquency Ameritech will send a notification letter to the owner. After 60 days delinquency the owner will receive a notification letter from the attorney stating the amount of the dues owed, interest on the dues and attorney fees owed. At 90 days delinquency, a lien will be placed on the property. All fees must be paid prior to the release of the lien.
  - Laurie asked if we could require payment through autopay. Angela answered, "No.". Laurie also asked if we could make the owner's name public. Angela answered, "No.". Rich said there should be public shame by placing a notice on their door is a method.
  - Peter said 1 unit owes \$202.76...1 unit owes \$2211.96...1 unit owes \$459.69...1 unit owes \$1129...1 unit owes \$37.
  - Larry commented that some people decide not to pay, and some people can't pay. Laurie asked if we could use a code on the gate to the pool to limit access to the delinquent owners. Angela said those owners lose their right to vote and the use of the pool and grill. Laurie said the laundry is also an amenity that should be restricted. Billy said that we should write in the bylaws to state that the dues rate will go up in one month to delinquent owners. Is there a late fee? Angela answered, "No.". Billy said that there should be a 6% late fee. Larry said delinquent owners had to pay attorney fees and interest. He said there are 3 perpetual delinquent owners...1 lost their job, so we are working with them on a payment schedule. 3 are perpetually delinquent. Billy said we should notify them that there is a late fee. Rich said the late fee could be \$60. Larry said that we can eventually foreclose on the property. Rich said that we should use a collection agency which affects their credit and will pay for itself.
- Update on the Repair of the Dock – Safety Harbor has 2 grants available. One grant would match up to \$5k on repairs. Open submission for this grant is in June. We need to get additional quotes to submit.
  - Lynne said she brought someone in that would repair the dock for \$3k if the dock was owned by a single family. She held a committee meeting to see if there was interest in owners helping to repair the dock. There wasn't any interest. She said she could work on finding someone to repair the dock. Peter asked her to get the proposals to Angela.
- Peter – Special Assessment of SC1 units – There are a variety of projects needed to improve curb appeal – Peter said people were commenting that SC1 looks "tired and run-down". This devalues our units. Building Maintenance was less than \$10k / year for the last 6 or 7 years.
  - The mansard roof tiles need repainted.
  - The numbers and striping in the parking lot need to be redone. SC2 will pay for 40% of the cost. It should be about \$2k or 3k.
  - Paint the breezeway floors. It could be \$4500 to \$7200.
  - Take out a tree at building 1001 that is breaking down the wall.
  - Refresh the shells.
  - Replace the chairs around the pool. They are uncomfortable and unsafe. Diane recently replaced her chairs for \$20 each.
  - We will need money to move toward to repair the dock.

- Discussion of the special assessment follows:
  - Joy – We should do the tiles on the roof. They need to be repaired.
  - Lynne – You must clean, inspect, then repair the tiles first. You can't paint those tiles. They will blister from the heat.
  - Sam – They are already painted.
  - Peter – They used to be grey.
  - Holly – Concrete tiles were used 50 years ago. They are grey. We probably have concrete, not clay. They need to be painted and sealed.
  - Sam - The tiles are grey underneath.
  - Patrick (Fitz) – You can paint the roof tiles with the right paint.
  - Joy – Tiles should be cleaned and inspected.
  - Lynne – Amazed that they have been previously painted.
  - Peter - Vendors can determine the condition of the tiles.
  - Joy – Hold off doing the striping. Everyone knows where their parking spots are. The lot could be swept and cleaned. It should not be sealed.
  - Peter – It costs money to clean the areas to paint even if we don't seal.
  - Joy – You are spending everything we put in the reserves because the new Florida law does not pertain to us.
  - Peter – The reserves are \$20/month/owner. It has nothing to do with the new law.
  - Rich – We get a budget every year. Our fees go to everything necessary to pay our bills. Our reserves are woefully underfunded. \$20 / month is woeful. We can't operate with these low reserves. With Spanish tile...be careful. Get a masonry person to give an opinion.
  - Joy – Mostly agrees with board's decision, but you must listen to people who are trying to help you.
  - Laurie – Would like to see the roof look nicer. It is up to the board. I am in favor of the special assessment.
  - Billy – We should prioritize the special assessment list as to which items are most important.
  - Josi – Can we pay the assessment monthly? Yes.
  - Josi – The wasp removal people used to come out yearly.
  - Juan – Wasps and pigeons are on our to-do list.
  - Sam – Will we paint the under hang when we paint the tiles?
  - Angela – Yes. We need to get vendors to look at it.
  - Bob – My unit is still getting flooded. The drainage issue (1003) has not been resolved. He was asked if he had told anyone. He said he told everyone. The members of the board were not aware of it. Angela said she would investigate.
  - Josi – Asked that the owners replace their hot water tanks if you live on the 2<sup>nd</sup> floor. The owner above her had a leak and it damaged her ceiling and other areas in her unit.
  - Lynne – A landscape expert came a few months ago. She said the shells are bad for plants. River rock should be used.
  - Joy - They match the color of the walls.
  - Kathy – Our landscaper (Denis Govan) said he would not be responsible for any rocks thrown against windows if we used rocks.
  - Angela – The board will investigate the cost of river rocks.
  - Lynne – The cable and internet bill is \$30k / year. We should not spend budget money on this.
  - Peter – The internet part is \$30 / month.
  - Angela – We have an Ameritech manager looking at the contract to reduce the cost. The contract is up January 2025 with Spectrum.
  - Laurie – If we get rid of the cable, the internet will go up if we don't bundle.
  - Peter – We currently pay \$53 / month / unit.
  - Patrick (Fitz) – SC2 pays \$49.99 / month for internet only.
- Pigeon Discussion
  - Lynne – What is happening with the pigeon issue.

- Kathy – An advertisement for pigeon removal was forwarded to the board and Angela. We are in the process of getting quotes.
  - Motion to adjourn the meeting made by Angela at 7:45 pm. Seconded by Larry.
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7:47pm - Meeting for board positioning called to order by Angela Johnson

- 2024 Sandal Cove1 board positions:
  - President / Treasurer – Peter Daigle
  - Vice President / Secretary – Kathy Leckman
  - Director – Juan Soler
  - Director – Diane Campanaro
  - Director – Larry Young

7:55pm Motion to adjourn the meeting made by Juan Soler.  
Diane seconded the motion.