

SANDAL COVE 1 ASSOCIATION, INC.

SPECIAL ASSESSMENT MEETING

Date: August 18, 2025

Meeting Time: 6:35 PM – Called to order immediately after the Regular Board Meeting.

Meeting called to order by: Angela Johnson

IN ATTENDANCE

Property Manager(s): Angela Johnson, Phil Coletis

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

Owners in attendance: Katie Sowers, Lisa Gettis, Alicia Ferrara, Hiromi Tanaka, Billy and Melody Hooks. Debbie Arze, Gloria Mann, Debbie Callear (for Ray Brodt), Stella Burnell

Owners via Zoom: Robin Miller, Gary Cimarolli, Fenicia Hutt, Sonja/Gabor Kis, Cecilia Daniels, Holly Popowich, Tamala Facas, John Purcell

ESTABLISHMENT OF A QUORUM

A quorum of 5 of 5 directors was established for the meeting.

Peter reviewed the proposal to assess each owner \$5000 for the Association to begin work on repairing the damage caused by Hurricane Milton on October 9, 2024.

After a discussion of the Special Assessment proposal and questions from the owners, Larry made the motion, and Kathy seconded the motion that we levy a special assessment as follows:

A Special Assessment of \$240,000 (\$5000 per unit owner) is levied to cover the cost of roof replacement and repairs from hurricane damage. The Special Assessment can be paid in one payment of \$5000 or in three payments of \$1,666.67 each with the first payment due by September 1, 2025, second payment due by October 1, 2025, and the final payment due by November 1, 2025.

The motion was passed unanimously.

Peter mentioned that some Homeowners' Insurance companies have a "Loss Assessment Coverage" codicil allowing for a \$2000 claim.

The Special Assessment Meeting was adjourned at 7:20pm.