

SANDAL COVE 1 ASSOCIATION, INC.

IN

2ND SPECIAL ASSESSMENT MEETING

Date: November 5, 2025

Meeting Time: 6:05 PM – Called to order

Meeting called to order by: Peter Daigle

ATTENDANCE

Property Manager(s): Angela Johnson

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

Owners in attendance: Katie Sowers, Lisa Gettis, Alicia Ferrara, Lois Donahue-Kostel, Maristela Burnell, Deborah Holmes, Lise Duval, John and Charlotte Purcell

Owners via Zoom: Debbie Arze, Gloria Mann, Robin Miller, Ferideh McBroom, Frank and Julie Eamon,

ESTABLISHMENT OF A QUORUM

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

Peter reviewed the proposal for a second special assessment of each owner, for an additional \$5000 to enable the Association to continue work on repairing the damage caused by Hurricane Milton on October 9, 2024.

After a discussion of the 2nd Special Assessment proposal and questions from the owners, Juan made the motion, and Diane seconded the motion that we levy a 2nd special assessment that will be due in 2026 as follows:

A 2nd Special Assessment of \$240,000 (\$5000 per unit owner) is levied to continue work to cover the cost of roof replacement and other repairs from hurricane damage. The 2nd Special Assessment can be paid in one payment of \$5000 or in three payments of \$1,166.67 each with the first payment due by January 1, 2026, second payment due by February 1, 2026, and the final payment due by March 1, 2026.

The motion was passed unanimously.

It was mentioned that some Homeowners' Insurance policies have "Assessment Loss" coverage allowing for a \$2000 claim.

The 2nd Special Assessment was adjourned at 6:45pm.