

SANDAL COVE 1 ASSOCIATION, INC.

IN

MEETING OF THE BOARD OF DIRECTORS

Date: November 5, 2025

Meeting Time: 6:45 PM – Called to order immediately after the 2nd Special Assessment meeting.

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: Lise Duval,
Owners via Zoom: Frank and Julie Eamon,

ESTABLISHMENT OF A QUORUM

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

PROOF OF NOTICE:

Notices were posted in the three building lobbies, posted on the SC1 Facebook page and emailed.

APPROVAL OF MINUTES

Motion was made and seconded for the approval of the prior meeting minutes.

REPORTS / OLD BUSINESS

Peter gave an update on the hurricane repairs. 2 roofing companies have potential involvement, Velocity and Trust. Because Velocity is out of Texas, Peter was requesting Velocity to use Trust roofing as their subcontractor because they are local.

REPORTS / NEW BUSINESS / AGENDA ITEMS

An electrical vehicle charging station was requested by an owner who offered to pay for the costs to install the charging station. A discussion followed. No resolution was made.

One owner requested we have electronic voting by email available. Angela stated that every owner must be able to opt-in to vote by email. It was determined that "not all owners have email addresses or computer access".

A proposal to change the bylaws to reflect the difference in fees between one-bedroom and two-bedroom units was discussed. It is currently stated in the bylaws that every unit is responsible for 2.08% of the total condo expenses (regardless of size). The verbiage specifics for the bylaw change will be discussed by the board.

The necessity to change the Bylaws to reflect our collection policy was discussed.

The use of small claims court for collection in lieu of foreclosure was discussed. Florida currently has statutes in place that enumerate the steps to follow to collect past due accounts.

How to notify owners who are in violation of Condo Rules / Bylaws – Angela noted that a compliance committee should be established to address these violations.

A motion by Juan was made to move forward with the scheduling of the palm tree trimming. The motion was seconded by Diane. The trimming will begin on November 18, 2025. One tree that was struck by lightning and three dead trees in the median which are at the front of building 1003 will be removed during the trimming.

The removal of wasp nests was brought up by an owner. Angela suggested a company who could remove them. The removal must not entail spraying the nests as the spray damages the vinyl on the lanais. They must be knocked down.

The budget approval meeting for Sandal Cove 1 will be December 9, 2025, at 6pm.

7:25pm - The meeting was adjourned