

SANDAL COVE 1 ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Ameri-Tech Community Management Partners, LLC
24701 US Highway 19 N. Suite 102
Clearwater, FL 33763

Date: December 9, 2025

Called to Order: 6:40 pm

Meeting called to order by: Phil Colettis

IN ATTENDANCE

Property Manager: Phil Colettis

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

There was a total of 12 residents present and 8 residents via Zoom in attendance.

PROOF OF NOTICE

A notice of the meeting was mailed 72 hours in advance, posted on the SC1 Facebook page, emailed and posted in each building's lobby bulletin boards. Several members were reached by telephone, reminding them to attend the meeting or send in their proxy.

APPROVAL OF MINUTES

Minutes for the November 5, 2025, Meeting were approved.

ESTABLISHMENT OF A QUORUM

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

AGENDA ITEMS (OLD BUSINESS)

Update on hurricane repairs and maintenance: Peter explained the steps taken while working with Velocity and Trust Roofing contractors. The difference in pricing between the two companies was also discussed. Sandal Cove is using Strategic to coordinate with Heritage Insurance to release funds for repairing damages from Hurricane Milton.

AGENDA ITEMS (OLD BUSINESS) CONT'D.

Review of the Second Special Assessment passed by the Board on 11/5/2025: Payment due dates are January 1, 2026, February 1, 2026, and March 1, 2026. Coupons for these payments have been mailed to the Owners' addresses that Ameri-Tech has on record. If someone hasn't received the coupons or other mailings from Ameri-Tech, owners are requested to update their correct address with Ameri-Tech. Owners can pay the Second Special Assessment now. You can mail the full payment directly to Ameri-Tech at the address above or use the coupons for the scheduled payments.

To date, six owners owe part or all of the First Special Assessment, totaling \$25,884.97. A "Notice of Late Assessment" (NOLA) will be sent to those owners, initiating the lien/foreclosure process as set forth in Florida Statute 718.121 (5).

Electric Vehicle Hookups: We received one bid from an electrician of approximately \$10,000 to install the hookup. It's estimated that installing a new electrical service and meter from Duke Energy would cost between \$5,000 and \$10,000 (or more). This item was tabled pending discussion with one or more owners who would be willing to fund the installation of EV chargers.

Propose a change in the condo documents to reflect the difference in fees being charged to one and two-bedroom units. Sandal Cove documents currently state that 1- and 2-bedroom units shall share equally in the Association's expenses (2.08%). The proposed change will reflect the current 45%/55 % split of condo fees that has been in effect for many years.

Special Assessments. Propose a change to the condo documents that would stipulate that all owners share equally in any Special Assessments.

Change Bylaws to reflect our collection policy. The change will reflect late fees and interest owed on delinquent accounts.

AGENDA ITEMS (NEW BUSINESS)

Trimming of Palm Trees on the island between SC1 and SC2: There are 25 palm trees. SC1 and SC2 will alternate the trimming cost of the palm trees on a yearly basis. A motion was made and seconded to hire Javier's crew to perform the trimming this year.

The Board Meeting was adjourned at 7:25 pm.