SANDAL COVE 1 ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Date:	August 18, 2025
Meeting Time:	6:00 PM
Meeting called to order by:	Angela Johnson

IN ATTENDANCE

Property Manager: 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

PROOF OF NOTICE

Notice of the Board of Directors Meeting was posted in the three building lovvies and posted on the SC1 Facebook page. A notice of the Special Assessment Meeting was mailed to owners 14 days prior to the Meeting and posted in three building lobbies.

APPROVAL OF MINUTES

Minutes for the June 16, 2025, Meeting were approved.

ESTABLISHMENT OF A QUORUM

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

PRESENTATIONS

Velocity Presentation…

Rick Hogan from Velocity gave an update on work done to date. Rick said that Heritage Insurance had acknowledged our claim as submitted by Strategic. He indicated that Heritage Engineers would be inspecting building roofs, interior damage to units and other hurricane damages. Rick reviewed Velocity's pricing for proposed work and for work that has been done to date.

- He said it could be 3 to 5 months before Heritage Insurance pays our claim.
- He is working with Peter to give a cost for building 3 and building 5 roofs.
- Rick will do all 3 mansard roofs at the same time as the flat roofs.
- There will be 20-year warranty on the roofs when annual inspections are done.
- He would use TPO roofing which is the best one you can get. It is mechanically sealed.

Peter Daigle - Treasurer's Report based on the Financials

As of 7/31/25…

- Operating funds - $18, 050.36, Reserves - $57,352
- Three owners are delinquent, totaling $4,197.
- Income year-to-date was better than budgeted due to payments by delinquent owners and $9600 we received from Spectrum.
  - We agreed to move the $9600 Spectrum revenue to the Reserve Account.
- Expenses were over budget due to a large payment made for insurance premiums, $5500 for tree trimming that was done in 2024 but paid in 2025 and an increase in Building Maintenance expense.
  - Building Maintenance was up due to repairs to the roof of Building 1 ($1175) and replacement of the water heater in Building 1 laundry room.
  - As of July 31, 2025, our bottom line was up by $10,292.

The Board Meeting was adjourned at 6:35pm.