

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: March 3, 2026

Called to Order: 4:43 pm

Meeting called to order by: Peter Daigle

IN ATTENDANCE

Property Manager: Angela Johnson

Board Members Present (Quorum Established): Juan Soler, Peter Daigle, Kathy Leckman, Larry Young

Property Manager: Angela Johnson

A total of 17 owners were present. with two attending via Zoom.

PROOF OF NOTICE

Notice of the meeting was posted on the SC1 Facebook page, displayed on bulletin boards in each building lobby, and distributed to owners via email.

APPROVAL OF MINUTES

The minutes of the January 19, 2026 Board Meeting were approved and are available on SandalCove.com.

BACKGROUND INFORMATION CONCERNING INSURANCE CLAIM

On January 16, 2026, Heritage Insurance denied the Association's insurance claim. The Board subsequently met with legal counsel to discuss potential litigation against Heritage in the amount of approximately \$680,000 to cover repair costs, including the replacement of two flat roofs and three mansard roofs.

An expense analysis indicated that total litigation and repair costs could exceed \$1.2 million if the Association were to prevail in a lawsuit. It was also noted that the litigation process could take one to two years, or longer, to resolve

MOVING FORWARD ON ROOF REPAIRS

The Board decided to proceed with self-funding the repairs and replacements for damage caused by Hurricane Milton and to start repairs as soon as possible.

It was noted that some owners have not paid the first special assessment. The second special assessment is due by March 31, 2026. At that time, the Association anticipates having approximately \$562,000 in available funds.

The Board acknowledged that the second assessment may not fully cover all anticipated expenses, and that an additional special assessment may be required.

One owner discussed the possibility of self-insuring the Association and noted that a nearby association (Yorktown) is currently self-insured. Another owner suggested that the Association should be fully funded and that a reserve analysis should be performed.

ADOPTION OF A COMPLIANCE COMMITTEE

In accordance with Florida Statute 718.303(3)(b) a compliance committee was established to levy fines and/or suspensions for noncompliance violations. Committee members must not be related to any Board member by marriage or blood. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board.

Three owners volunteered to serve on the committee.

A motion was made by Juan Soler and seconded by Larry Young to form the SC1 Compliance Committee consisting of Gloria Mann, Lisa Gettis, and Debbie Arze. The motion passed unanimously.

The meeting was adjourned at 5:24 pm.