

SANDAL COVE 1 ASSOCIATION, INC.

2026 REVISED BUDGET ADOPTION MEETING
AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US Highway 19 N. Suite 102
Clearwater, FL 33763

Date: March 3, 2026

Called to Order: 4:05 pm

Meeting called to order by: Peter Daigle

IN ATTENDANCE

Property Manager: Angela Johnson

Board Members Quorum: Juan Soler, Peter Daigle, Kathy Leckman, Larry Young

A total of 17 owners were present with 2 attending via Zoom.

PROOF OF NOTICE

A notice of the meeting was posted on the SC1 Facebook page and on the bulletin boards in each building lobby and was emailed to owners.

APPROVAL OF MINUTES

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

PURPOSE:

The meeting was originally convened for the purpose of obtaining final approval and adoption of the Revised 2026 Budget. A copy of the Revised 2026 Budget was distributed with the meeting notice for owners' review. Due to the volume of questions received from owners regarding changes to assessments, the meeting was conducted for informational purposes only and no action was taken.

BACKGROUND:

Association legal counsel advised that the SC1 Condominium Declaration mandates equal assessments for all units, irrespective of size. Although this requirement has not been followed historically, counsel confirmed that unequal assessments are not permitted unless the Declaration is amended by a unanimous vote of all unit owners. As a result, the 2026 assessment and all future budgets will be revised to conform to the Declaration.

MOVING FORWARD:

The Board determined that a vote would be held at the April 13, 2026 meeting to seek unanimous approval from 100% of unit owners to amend the SC1 Condominium Declaration to allow tiered assessments.

No motion was made to approve the 2026 Revised Budget.

The meeting was adjourned at 4:42 pm.