

Our Year-end Financial Statements look good.

At year end we had \$17,357 in our checking account, \$28,708 in reserves, and \$6,490 in accounts receivable from owners who are behind in their dues. We have no loans and don't owe any money to anyone. Our Net Income for 2023 was \$2,458. Most of our budgeted items were in line in 2023 with a few exceptions:

- Unit Maintenance Fee Income was down because of unpaid dues.
- Insurance expenses were less than we budgeted because we had overestimated our insurance expenses.
- Building Maintenance was more than budgeted because we spent \$5,862 to repair drainage to the Bldg. 3. entrance. This item was not in the budget.
- Tree Trimming expense was over budget because of added expenses due to storm damage.
- Lobby Cleaning was over budget due to a dispute with the vendor who overcharged us.
- Cable/Internet service was over budget due to contractual increase from Spectrum.

If anyone would like a copy of the 2023 Financial Statement, please contact Ameritech.

Dues Increase

Our dues increased about 9.5% in 2024 primarily because of another large increase in Insurance Premium cost which went up from \$135,807 in 2023 to \$159,828 in 2024, an 18% increase. The increased cost of insurance makes up most of the dues increase. We also had to budget more for cable fees, electricity, cleaning fees, landscaping, and administrative costs.

Reserves

As you may remember, Florida law requires condo associations to put aside reserves (a rainy-day fund) to fund expenses that come around every several years or even every several decades. Reserve funds are used to pay for replacing a leaking roof, resurfacing the parking lot, repainting the buildings, major repairs to the swimming pool, or generally any maintenance expense or replacement cost that exceeds \$10,000. In the past few years, we have depleted our reserves. We replaced the roof on Bldg. 1001, did significant roof repairs on Bldg. 1005, replaced the pool filtration system, among other things.

In addition to depleting our reserve fund to pay for large capital expenses, we have not put much money back into the reserve fund. In 2024 and 2023 we put \$11,520 into the reserve account each year. In 2022, we only put \$4,450 into the account and in 2021, \$7,533.

Note about Land Lease

Our land lease was signed in May of 1973 and remains in effect until June of 2072. The lease was modified in 2008 to reflect a 10% increase in rent every five years. Our current lease amount is \$63,888 and in 2025, it will increase to \$70,277.

History of reserves	
2023	28,708.18
2022	28,565.58
2021	74,628.57
2020	65,899.98
2019	91,470.64
2018	203,699.64
2017	184,896.78
2016	185,509.92
2015	153,869.00
2014	95,911.83

Cable Service

Our cable service, which includes television and high-speed Internet, is provided by Spectrum. The cost to the Association is \$2,915 per month or about \$61 per unit. We have a contract with Spectrum which will be up for renewal in January 2025. Our service has been great with Spectrum. It includes a good variety of TV channels and very good Internet speeds (in excess of 300 megabits per second).

Alterations to exterior

Our condo documents state that Owners are only allowed to make alterations to their own units. The boundaries of each unit are as follows: Upper boundary - the ceiling of the unit. Lower boundary – the floor of the unit. Interior boundary – the walls of the unit.

The first-floor patio area (within the wall) and the second-floor balcony are “Limited Common Elements” for the sole use of the owner. Owners are not permitted to make any alterations to Limited Common Elements without authorization from the Association. In particular, “no screening, glassing, painting, or any structural change” shall be allowed without approval from the Association.

Owners are reminded that they must get approval from the Association for any alteration to the exterior of the building. This includes window and door replacements, painting to exterior of the building, landscaping outside of the patio wall, or any other alteration that is not part of the owner’s unit.

Units Sold in 2023

Five units were sold in 2023 with selling prices ranging from \$175,000 to \$245,000.

Dogs

Owners are doing a good job cleaning up after their dogs. Thank you.

Trash

We continue to have large items dumped behind the dumpster (hot-water heater, large cabinet, bicycles, mattresses, etc.) If you have a big item to dispose of, please call the Safety Harbor Sanitation Department at 727-724-1550 to have the items picked up.

Again, we remind you that the recycling dumpster is only for bottles, cans, cardboard, paper, plastic (#1 thru #7). Don't put food waste, plastic bags, paper towels, tissues or napkins, Styrofoam, cloth or fabrics, appliances, electronics, wires, cords or hoses, or yard waste in the Recycling Dumpster.

Please report any nonresidents who are using our dumpsters. Take a photo or write their tag number down and let us know. We'll report them to the Pinellas County Sheriff's Department.

We will remind Sandal Cove 2 of these policies and ask them to post a notice about this.

Update your Contact Information

Please Make sure that we have up-to-date information so we can contact you in the event of an emergency. We must have your mailing address if it is different from your Unit address. Telephone/cell number. Email address. Emergency contact with access to a key to your unit. Emergency medical contact. Names of unit occupant(s). Name of the tenant(s) if applicable, with contact information. Pet(s). Vehicle information. A blank Emergency Contact Form is available on the Sandal Cove Website.

Emergency Water Shutoff

Recently, there was a water leak in one of the second-floor units. Water came down into the first-floor unit damaging the ceiling. The owner of the second-floor unit was away for the season and no key was available to enter the unit in such an emergency. We called a locksmith, got into the unit, and finally stopped the leak.

If you will be away from your unit for an extended period of time, please close the main shutoff valve to turn the water off in your condo.

In case you need to turn off the water supply at the meter (this will turn off the water to the entire building), the meters for each building are located as follows: Bldg. 1001 (Meter # 200129432) – in the parking island near the flagpole. Bldg. 1003 (Meter # 200129426) – in the parking island in front of Bldg. 1003. Bldg. 1005 (Meter # 200129430) – near the fire hydrant. Note that there are two other water meters near the fire hydrant. These are for Sandal Cove 2. We will put a sketch of the water meter locations on the Sandal Cove website.

Erosion

Several owners have commented about the possible erosion of the shoreline of Alligator Lake. In November we met with a representative of the Southwest Florida Water Management District concerning the issue. He told us that if we are looking to address the pond bank erosion, we would need a permit to make any alteration to the bank. This includes the removal of any aquatic plants or vegetation. Additionally, since the land is not owned by our Association, then permitting will require all landowners to be involved in the permitting and give their consent for any proposed modifications. As you know, Sandal Cove is on leased land. However, the land along the shoreline is not part of the lease and is owned by Gerald and Nancy Custer. We will continue to work on this issue and attempt to contact the Custer family for a response.

Capital projects being discussed

Painting the roof mansard. We are getting prices to paint the tile mansard around our roof line. This would greatly improve our curb appeal. The roofline that we see when driving into Sandal Cove looks faded and worn. At the very least, we will consider painting those areas of the roof mansard that are visible from parking lots.

Repairing the dock. Our dock continues to deteriorate. It's an eyesore and becoming a safety issue. We are getting pricing to do extensive repairs to the dock. It's one of the few amenities that we have at Sandal Cove.

Pool furniture. Our pool furniture is looking shabby and discolored. Several lounge chairs have broken vinyl straps. We have 13 dining chairs, 15 lounge chairs, 4 tables, three of those tables have umbrellas. Most of the furniture is more than 10 years old – some of it was purchased in 2008 and some in 2014.

Your participation.

We hold only a few meetings a year. Please participate. It is important that we have owners participating and voting at our Annual Meeting and at our Budget Approval Meeting. We need a majority of owners (25 owners) voting to waive fully funding of capital reserves. Failure to do so will increase our monthly condo fees significantly. In the past it has been a challenge to get 25 owners to vote. Visit www.sandalcove.com or our Facebook page – SC1 Neighbors.

Juan Soler, President & Secretary,
Kathy Leckman, Vice President,
Peter Daigle, Treasurer,

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Diane Campanaro, Director.

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