

New Board Members

We are pleased to welcome Diane Campanaro and Larry Young to our Board of Directors.

Improvements

There were many significant improvements at Sandal Cove 1 in the last year. Our swimming pool has been upgraded. The pool filtering system has been replaced and the main drain and skimmer lines have been repaired. The cost of the work was more than \$30,000.00. Funds for the pool improvement were taken from the reserve account which was earmarked for pool repairs. After the pool reopened in January, the pool heater broke down. Due to the age of the pool heater, the board opted to replace it at a cost of \$7,000.00. These major repairs to the pool should give us maintenance-free operation of our pool for years to come.

Roof Repair

We made repairs to several building roofs in 2021. A large section of roof on the south end of building 1005 was replaced at a cost of nearly \$37,000.00. Roofs above the stairways to second-floor one-bedroom units have been failing. Three of these roofs were replaced at a cost of nearly \$5,000.00 each. Two more are leaking and will have to be repaired.

Finances

Our financial statements continue to look good. A large portion of our dues is for Insurance and Land Lease. Other expenses are very reasonable. Our owner dues increase in 2022 is the result of continued increases in insurance premium costs.

Insurance

We learned recently that one of our major insurance carriers, Avatar, has

gone bankrupt. The Avatar policy represents about 50% of our total premium. Our agent is looking for another company to replace the Avatar policy.

Reserves

In the last few years, we have put very little money into our reserves. Our reserves are low because of roof replacement and repairs, and the overhaul of the pool system. As of our February Financial Statement, our reserves have fallen to \$36,708.69.

Rules and Regulations

We are in the process of updating the Association's Rules and Regulations. The current rules were adopted in 2001. We have had a significant number of rule violations recently, particularly as it relates to dogs, illegal parking of vehicles, and alterations to the exterior of the buildings. Once the proposed update to the Rules and Regulations has been approved by our attorney, we will notify you and schedule a board meeting for discussion and adoption of new rules. Please review the updated Rules and Regulations after you received them as the Board will cite owners who violate the rules.

Dogs

We continue to have complaints about dogs, including dog waste and excessive barking. Owners MUST clean up after their dogs! Take along a baggie with you to pick up waste and then dispose of it properly. Our Rules and Regulations and local ordinances require that all dogs must be on a leash. Dog owners should walk their pets away from patios and buildings. Dogs should not be left unattended in an owner's unit for any extended period which could result in excessive barking that will disturb other unit owners.

Parking

We also remind owners that our parking policy states that no trailers of any kind are permitted.

Recycling

Please review the policy on recycling. It is posted on the recycling dumpster and in building lobbies. Bottles, cans, cardboard, paper, plastic (#1 thru #7) may all be recycled. No trash bags, grocery bags, or other plastic bags. No Styrofoam. No cloth fabric. No yard waste. No electronics or appliances.

Units Sold

During the last two years, eleven units have been sold to new owners. Sale prices have been higher during the current strong real estate market with some units selling for \$200,000 or more.

Owner Participation

We urge all owners to participate in your Association. If you have not done so, please update your EMERGENCY CONTACT INFORMATION and send it in to Ameri-Tech. Our website is: <https://sandalcove.com>. We have an Association Facebook page—**SC1 Neighbors**.

Our Board of Directors meetings are open to all owners and usually available on Zoom. Dates of meetings are posted on the website. Owners are encouraged to attend.

Board of Directors

Juan Soler, President & Secretary
Kathy Leckman, Treasurer
Peter Daigle, Vice President
Diane Campanaro, Director
Larry Young, Director

Management Company

Ameri-Tech Community Mgt., Inc
Jenny Kidd, Property Manager
727-726-8000 Ext. 247