

**Sandarac I Board of Directors Meeting
November 15, 2021
Sandarac Social Room**

The meeting was called to order by President, Dave Warrington at 9:00 am EST; a quorum was established.

The following Board Members were in attendance;

Dave Warrington – President,
Chuck Morrison – Vice-President
Denise Klint – Secretary
Kelly Hartman – Treasurer
Carol Barbieri – Director

Joel – Maintenance supervisor

Ken Able – Association property manager

Owner's present: Jill O'Brien, Dave & MaryAnne Logan, Sue Warrington, Jean Assent, Nancy Stearns, Doug & Karen Drose, Cassie Conrad, Twilla Steele, Sharon Cook, Bob Ghorzi
Via Video conference: Mary Porter,

Motion by Denise Klint to waive the reading of BOD meeting minutes from September 13, 2021. Seconded by Carol Barbieri. Motion passed.

Motion by Denise Klint to waive the reading of BOD meeting minutes from June 14, 2021. Seconded by Carol Barbieri. Motion passed.

Treasurers Report:

Operating: \$220,760.76
Reserves: \$210,308.32

Amount to be moved from Reserves to Operating: \$114,907.02

borrowed to cover the insurance coverage due in the spring.

Kelly reports that the cable TV prepaid money is still in accounts. The Board is still in discussion on whether to refund the money as we talked about previously or keep it in the accounts to help with increased costs overall. We will get a legal opinion as to what we can do with it at this point.

This was a brutal summer with all of the water problems. There was money in Reserves to cover the problems, but we didn't anticipate having to use that money for a couple of years yet. We are very low in operating money because of all the unexpended expenses. Using the money already collected would help. If we refund the cable money, it is very likely that we will have a significant assessment.

Kelly passed out and discussed the Balance Sheet from Jean at SandCastle.

Motion by Denise Klint to accept the Treasurer's Report. Seconded by Carol Barbieri. Motion passed.

President's Report:

We had two new water lines put in after several leaks were found and problems continued. Contares was a great company to work with. We also had Reflow Company install new booster pumps.

Worked with Cintas on the Fire Panel update. Awaiting a final inspection

We have had to spend some time/money with Elias Brothers looking at individual condo problems with cracks/rebar crumbling.

Spoke to beach vendor about problems with water on beach. The town has been looking at the area. Now considers our area as "critical". May want to bring out sand/vegetation.

Still having water retention problems on our property, in grass and in parking lots. Concerns about water under building and the integrity of building. Dave will work with Ken to get some quotes for engineering studies to be done.

Discussion with Kelly on financials. Insurance rate is going to be a huge increase. We are looking at potential cash flow problems as insurance payment is due right away. Because we also have our building restoration project coming up, do we need an assessment?

Landscaping Committee Report.

We were going to work with the B side to coordinate our front entrance, but they already did their own. We will work on finishing ours. The B side is still holding out on completing the office area and getting new pool chairs. Carol will continue to work on this.

Old Business:

Dave was given a contract from Century Link for internet only.

If individual owners want more they can contact Century Link (or any company) on their own.

Motion by Denise, Seconded by Kelly to move forward with the contract for three years. Motion passed.

New Business:

Ghost ant problems.

Need better communication. Post phone numbers of all vendors to use.

Question about what kind of pool chairs we are getting.

Consider putting in a workout area.

Consider new social room furniture.

Idea to share big social room with B building and then turn our own room into a gym.

Front doors are in need of painting.

Thanks to Chuck for all his help.

Need to look at water pressure on upper floors.

Cars in disrepair in parking lot – Ken will follow up

There is a scheduled JMC meeting this upcoming Thursday at 10:00 am

**Motion to Adjourn by Kelly Hartman, seconded by Carol Barbieri. Motion passed.
Adjournment at 12:00 p.m.**

Respectfully submitted,

Denise Klint