

APRIL 14 2021
MEETING MINUTES.

Sandarac I Board of Directors Meeting Minutes

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
Denise Klint
Kelly Hartman
Chuck Morrison
Carol Barbieri

Owner's present: See attached list

Minutes of last meeting:

The reading of, and subsequent acceptance of, minutes was tabled until the June meeting as the correct minutes were not available.

Treasurers Report:

Kelly reported that the transition with SandCastle is going well. Working with Jean is just great.

Some of our history/processes got lost between the changeover to SandCastle and Jennifer leaving as manager.

There was a big issue with 31 owners being charged twice for the first quarter dues. Office manager Courtney had told owners that SandCastle would take care of the changeover of banks. Apparently, SandCastle did not close the "lock box" at Centennial so people's account with Centennial went through even though they had paid the new bank.

Stacy Stanton at SandCastle will be reaching out to owners who were affected and work out a reimbursement process.

Denise asked who would be paying any bank fees that owners may incur. It was reported that several owners did incur some bank fees. Denise stated that she felt SandCastle should pay these fees. No one answered this question.

The audit for fiscal 2020 went well. There were some minor coding issues. \$18,795 was put to operating that should have gone into reserves. The corrections would be made.

Kelly reported that according to Florida Statute 718, the Association could opt out of having audits done every year. Kelly moved that we have our audit done every two to three years. Seconded by Carol. Motion passed.

Operating account \$193,651.00
Reserves account \$328,317.03

There is \$6091.00 still in the bank at Centennial Bank.

A new credit card has been issued for Joel to use through Center State.

Motion made by Denise KLint to approve the treasurer's report.
Seconded by Carol Barbeiri. Motion passed.

Manager's Report:

Ken did not have much more to report. Denise asked question of what days Ken would be coming out to the property. Ken said that he would pick a day and text us as to when he is coming.

New Business:

Dave gave a report about the cable TV changes. TV stopped on March 31st, although some people were still getting it. We will have the internet service until 6-11-2022.

CenturyLink continues to want us to sign an extension of service. If we agree to a 36 month extension, they would increase speeds to 200mg.

Kelly pointed out that we as a Board had already voted to not extend anything with CenturyLink. Denise reviewed past meeting minutes. At a closed meeting the Board did vote to have noting more to do with CenturyLink.

Denise made motion to call CenturyLink and insist that every unit receives an updated modem so that we all get at least what our current contract indicates that we should be getting (100mg). If CenturyLink refuses, we will initiate a lawsuit against them. Motion seconded by Carol. After discussion, motion passes. Dave will contact CenturyLink and tell them our decision and request that new modems be installed.

Discussion was had about summer projects that need to be completed.

1. Electrical upgrade outside so that lights work around trees.
2. Paint steps that may need it.
3. Paint yellow stripes by pool per fire code.
4. Pressure wash as needed.
5. Change panel to pool for heaters.
6. Address the cracks in units 311, 201, 301.

Board agreed to work with B building to finish installing the flooring, paint ceiling and install ceiling fans in the office social room. We have \$1500.00 in our budget for this.

Discussion was had about the garbage and recycling problems we have been having.

During the season the garbage company has not been coming out on a regular basis and this has placed enormous stress on our employees keeping areas clean. Questions were raised about getting bigger carts or getting more of them. Also will think about changing companies if problems continue. Building B is working on expanding the recycling area.

Denise brought forward concerns that owners may be changing their door locks and not providing the office with an extra key. A letter will be sent to offending owners. ✓

Also need to address issue of mold in a unit where the owners are not present. ✓
SandCastle will send a letter to owner.

Discussion was had concerning having a registration process for renters. This would only be for the association's knowledge in addressing safety issues. Many owners want some kind of process so that we would know which units are being used in case of situations where we need to get people out; and/or if there is a problem with the renters not following rules. Motion made by Carol and seconded by Denise that we continue to use the present registration process, to-wit: renters use our website to register, OR, renters can register once on property by placing registration document into box that we will install by each lobby. Joel will monitor the website for registration forms and check the boxes. Joel will put all forms into a file in the office. Motion passed.

A blast should be sent out to all owners reminding them of the registration process and include our Rules and Regulations.

Discussion also was had about parking passes. During the season we are having some problems with cars parking in the lot and then the occupants just going to the beach. Many owners also want knowledge that cars coming in to park actually belong to