

**Sandarac I Board of Directors Meeting  
September 13, 2021  
Sandarac Social Room**

**hxfmq6**

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, by video conference

Chuck Morrison – Vice-President

Denise Klint – Secretary

Kelly Hartman – Treasurer, by video conference

Carol Barbieri – Director, by video conference

Joel – Maintenance supervisor

Ken Able – Association property manager

**Absent:**

**Owner,s present:** Jill O'Brien, Mike McGrath, Angelo Riccobono, Sharon Cook  
Via Video conference: Mary Porter, Brian Gobel

Minutes of the Board of Director's meeting from June 14, 2021, were not available at this time. Acceptance of these minutes were tabled and will be moved to the next meeting.

**President,s Report:**

In light of resident's concerns over the collapsed condo building in south Florida, questions have been asked regarding getting an engineer's study done for our building. Dave reported that our association has been keeping a good watch over our building in anticipation of upcoming renovation.

We have had a generator failure and quotes have been taken to replace it. We are looking at a contract with Mabry (the original installer) for replacement and three years of inspections for \$925.00 per year.

We had a fire panel failure as well. Resulted in three days of a fire watch while new one was installed. It is now up and running.

Dave has been in negotiations with the city and has approved a new Slope Easement between the new street and our property. The slope will be a little higher but is not supposed to cause any water build-up on property. We received \$2500.00 from the city which will be used to enhance the entryway. Elias Brothers have been on the property for the past month assessing and repairing dozens of concrete/cement/rebar problems.

There have been significant problems with our water lines and boosters. We have had four main breaks in the piping from the street to the parking area. There has been \$19,000.00 in repairs to date. Some parts of these pipes are 45 years old. Once some repairs were done, the water was turned on and the booster failed. The back-up also

failed. Dave asked for consideration of replacing the whole main line which would include two lines (one for drinking water and one for the fire suppression) as well as replacing the booster pump. We need the booster pump because of needed back-up. Bids have been presented by. Dave made a motion to replace the water lines and booster for a complete cost of \$94,000.00 to be done by, Reflow Plumbing for the valve replacement and Conidaris installing the two new water lines and paver reinstallation. Second by Denise.

During discussion it was asked if the new, higher, slope out by the street would affect water building up around new pipes. Chuck explained that it would not affect it because of the drains already in place. Kelly asked if the \$94,000 was included or in addition to what was already spent and the answer was that the total, with what has already been paid would be the \$94,000.00. We would be getting a warranty on new installed systems. Question raised about our "French" drains on property and whether they were working properly in light of all the standing water. The answer is that the water testing shows that only surface water is going down those drains and they are working properly. Motion made and seconded, vote passed unanimously.

#### **Treasurers Report. Approved**

##### **Balance sheet as of 8/31/21:**

Operating: \$173,657.81

Reserves: \$262,745.25

Cash on hand: \$ 436,404.06

\$115,443.00 still needs to be returned to the Reserve account from Operating.

Kelly reported that the water bill had a considerable increase. We now know it is because of all the pipe damage and leaking water. Awaiting the bill for the fire watch.

There was a plumbing assessment in 2013 to owners. There is a \$7000.00 balance and Kelly proposes to use that balance towards the bill for the new water main. According to By-laws this can be done.

There will be a cost saving of \$510 per unit for this year regarding the replacement by Century Link of internet only (no cable). Kelly asked that we consider reducing the fourth quarter assessments. We will look into the best way to complete this.

Denise asked about the monthly invoices from SandCastle for miscellaneous costs we are being billed for. She would like to see these bills.

#### **Landscaping Committee Report.**

Reports given by Kelly and Carol. Little has been done regarding landscaping in anticipation of bigger projects. Waiting for the road construction to be completed and then will coordinate with B building to enhance the entrance areas.

Discussion has been taking place with the B building regarding the pool area and the office area. They are proposing to trade-in 20 of the lounge chairs by the pool and buy new ones that are higher and sturdier. Also looking at buying some umbrellas for table.

There were questions from owners about just adding 20 new chairs instead of replacing all of them. Most people would like to have them all replaced at once.

Discussion about taking out the bushes in front of the pool area to be able to see the ocean better. It was raised that the bushes had been put in to stop sand from blowing into the pool. Discussion about putting up plexiglass or some other type of material. This discussion will continue.

Discussion about office area regarding what needs to be done and if there is a final agreement on what the area will be used for. There is no formal plan in place yet, but it needs flooring/painting to be done. Anything we propose would have to be accepted by the B building. Denise stated that she thought we had voted to move forward this summer with the flooring and painting.

Motion by Denise, seconded by Chuck, to move forward with spending up to \$6000.00, with a match from the B building to replace all of the pool loungers, finish the flooring and painting of the office area, and purchasing some umbrellas. Motion passed unanimously. This will be passed on to the B building for their vote. If the B building does not agree, we will have to reassess.

**New Business:**

Discussion about upcoming renovation project: Do we need an engineer's report? Denise and Carol would like to have an engineer look at the foundation at least. Bids will go out to as many contractors as possible.

Leaking windows (old windows) have been leaking and causing a lot of damage. What is the responsibility of owners to the structural integrity of the whole building? Also need to discuss the responsibility of painting doors, replacing water heaters and air conditioners, and possible storm shutters. We need to come up with a plan.

Discussion about Century Link contract: Original contract signed on 1/23/2015, so would expire on 1/23/2022. Century Link still would like a new contract with us. The B building has submitted a request to Century Link for very specific wants, including 1 GB, service metrics, 24-hour turnaround time on service issues, customer portal, and equipment upgrades for \$25.00 per unit.

Questions raised about using Comcast or some other company. All other companies would need to re-wire the building and we would have a "dark period" of no internet for three to four months. The Board will continue discussing the issue.

The refund from Century Link will be given back to owners most likely with the fourth quarter assessment.

Joel reported that there are some small cracks along pool but no water leaking yet. We may want to move the resurfacing of the pool and a new liner up sooner than planned.

Dave reported that we have been put on notice from the city and the turtle watch that some owner's lights are shining out at night. We will be assessed if this continues. We must comply with the ordinances. Ken will send out a letter to all owners that they must comply and have no light shining out or they will be fined individually (up to \$500.00).

Denise asked about grasses growing on beach. Dave will contact Chris about grading it.

Discussion had about every unit needing a Condo Watch person/company to monitor their units when no one is present. Water damage/mold is becoming a problem. Some units do not have water pans under the water heaters. Sharon asked who is responsible for painting the outside doors. Many have become very unsightly. Board has to discuss how to make owners responsible for their own units in relationship to the building as a whole. Ken will send out a letter regarding these issues.

**Motion to Adjourn by Dave Warrington, seconded by Denise Klint. Motion passed. Adjournment at 12:10 p.m.**

**Respectfully submitted,**

**Denise Klint**