



Sandarac Association, Inc.
6670-6672 Estero Blvd
Fort Myers Beach, FL 33931
(239) 463-6080 (phone)
(239) 463-6090 (fax)

Board Meeting Minutes for Special Assessment 05/02/22:

Meeting called to order by Carol Barbieri, Vice President at 9:00 am

Roll Call: Chuck Morrison, present at Sandarac; Carol Barbieri, Kim Lyttle, Kelly Hartman present virtually; Angelo Riccobono - absent. Quorum established

1. Call to order, verify quorum & proper notice.
2. Discussion and vote on special assessment: The purpose of the special assessment is to pay for the cost of expenses including building restoration, new fence on south end of property, roof replacement, and the repair of draining issues. The cost of this special assessment is \$880,000 or \$10,000.00 per unit. The special assessment will be due in three increments. The first increment being due on July 1, 2022 for \$5,000. The second increment being due on October 1, 2022 for \$2,500, and the third and final increment being due on January 1, 2023 for \$2,500. You may also choose to pay the special assessment in full.

Motion, Kelly Hartman, Second Chuck Morrison; Vote passed 4-0

Owners Comments:

Paul St Pierre 406 & 908: *Question about how many bids there were?* There were three bids sought for structural engineering, one declined and we had two to consider. We went with LCM after careful consideration including asking others on the island and our management company for input.. With the actual building restoration - three bids will be sought and this will be coordinated through LCM as the lead on the overall project.

Kathy McConnell 605: *With regard to the project, where will they start?* Likely will start on building restoration first, a great deal of work to be done on the structure pillars in the crawl space. Roof will be deferred until other building structure is complete.

Do the insurance companies know that we are not pursuing roof upgrades yet? Yes, we have had these discussions. Insurance coverage is currently a challenge with all

companies issuing coverage, there is hope that our premiums will be effected when the roof work is complete.

George Harris 501: *What is the time frame for the building restoration project?* We are hoping to start August 1, likely expanding through the year - it is a very comprehensive project. All members need to share with guests and visitors that the project is likely going to continue through the 2022-23 high season.

Judy McGrath 211: *Will we get additional statements for the assessment?* Ken suggested that his office has already been told about the affirmative vote and communication will be forthcoming. The schedule of \$5K in July, \$2500 in October and the final \$2500 in January 23 was reiterated.

Sharon Cook 511: *Cameras on the ground floors - are they working?* No. Discussion about expense to get the cameras fixed. Carol said we could look into it. Kelly added that part of our challenge in previously

Is the printer working? It is not working, Joel is in charge of that, Chuck suggested we need to purchase a new one.

Jill O'Brien 110: *Will we get new telephone directories?* Ken let us know that the Florida statute allows any homeowner to request a phone directory. Kathy let everyone know that the owners directory has been updated and it is on the website under owners document.

Other owners present: Mary Porter 401, Susan Warrington 706 & 806, Kathy Kinnish 807, Susan Fischer 802, Sandy Petroff 310, Nora Powers 207, Michael McGrath 211

3. Adjournment at 9:17am Kelly Hartman made motion, Kim Lyttle seconded.