

SANDPIPER CONDOMINIUM MINUTES

Meeting of The Sandpiper Board, October 21, 2013

Meeting was held at the office of Swann, Hadley, Stump, Dietrich and Spears, P.A. and was called to order at 5:05 p.m. A quorum was established with Joe Sefcik, Terry Hadley, Dusty Sutton, David Satcher, Steve Selznick, and Michael Pollack attending in person and Diane Browning and Jeff Knipe attending by phone. Our manager, David Spears was also in attendance.

The 2014 budget was the first order of business. Joe Sefcik, President, and Dusty Sutton, Treasurer each presented a budget proposal. Both of these budgets were discussed in some detail. Terry Hadley moved and David Satcher seconded a motion to adopt the budget proposed by Dusty Sutton and attached to these minutes with the following modifications:

Board will recommend to Association that the monthly maintenance fee be increased to \$620 per month. The increased revenue generated by this increase of \$10/unit/month will total \$10,080 (including monthly maintenance paid by The Sandpiper for Unit 107. Of this amount, \$10,000 will be allocated to *Unscheduled Expenses* (line 8190) and \$80 to security (line 8440).

Approval of budget also included approval of the following items (*General Building Maintenance, Line 5000*):

MAINTENANCE ITEMS TO BE INCLUDED IN THE OPERATING BUDGET

FIRE EXIT SIGNS	1,080	
3RD FLOOR SAUNA	500	
SECURITY CAMERAS/ (4) GATE LOCKS	8,200	
OFFICE FURNITURE/FLOOR	3,255	
UMBRELLAS/STANDS	7,500	
TELEPHONE SYSTEM	10,000	
<b>TOTAL AMOUNT</b>	<b>30,535</b>	<b>(TO BE INCLUDED IN LINE 5012)</b>

The motion was unanimously approved. The budget as attached to these minutes includes the provisions and modifications specified above.

The approval of the aforesaid budget did not include approval of capital expenses from reserves, which were the subject of a separate vote (see below).

Next it was moved by Michael Pollack and seconded by Steve Selznick that the Board accept Diane Moreno's offer to reimburse the Association \$4600 for unauthorized expenditures by our former manager, who was an employee of Diane through her South Beach Corporation. It was specified that

the payment would be allocated to unscheduled expenses (line 8190). The motion was discussed and approved with the following members voting in favor: Dusty Sutton, Diane Browning, Jeff Knipe, Steve Selznick, Michael Pollack, Terry Hadley and David Satcher ; one member, Joe Sefcik, abstained.

Terry Hadley proposed and David Satcher seconded that the the following 2014 capital expenditures to be paid from the reserve accounts:

**CAPITAL EXPENIDTURES FROM RESERVES**

	<b><u>ESTIMATED COST</u></b>
RAILINGS/DOORS	19,000
SPALLING REPAIR	23,000
SECURITY GATES FOR PARKING LOT	42,500
1 <sup>ST</sup> FLOOR BATHROOMS	42,500
POOL PUMPS	2,500
<b>TOTAL AMOUNT:</b>	<b>129,500</b>

With regard to all of these expenditures but specifically the security gates, it was agreed prior to the vote that the capital expenditure was approved only for the estimated cost specified and that there is no implied commitment to complete these projects if the estimated cost proves insufficient. If this occurs for any of the projects on the list above, approval will require another vote of the Board. The reserve account from which each of these projects will be funded will be determined according to the requirements of the applicable Florida statute.

The motion passed with the following Board members voting yea: Joe Sefcik, Terry Hadley, David Satcher, Steve Selznick. Nay votes comprised Dusty Sutton, Diane Browning and Michael Pollack. Jeff Knipe was not in attendance at the time of this vote.

The business of the meeting having thus concluded, meeting was adjourned at approximately 6:30 pm.

Respectfully submitted,



Michael A. Pollack,

Interim Secretary

10/31/13