

MINUTES
SANDPIPER OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 30, 2013

A meeting of the Board of Directors of Sandpiper Condominium took place on April 30, 2013, at 4:45 p.m., at the office of Joe Sefcik, 532 South New York Avenue, Winter Park, Florida. Notice of the meeting was properly posted.

QUORUM: All ten members of the Board were in attendance either in person or by phone, including in person, Michael Pollack, Steve Selznick, Joe Sefcik, Dusty Sutton, Terry Hadley, David Satcher, and Scott Johnson; and by phone, Diane Browning, Jeff Knipe and Rennie McDaniel. Tom Moreno was also in attendance in person.

APPROVAL OF PRIOR MINUTES: All minutes of prior meetings of the Board had previously been approved.

BUDGET: Dusty Sutton and Joe Sefcik led discussion on the status of the 2013 budget. The budget is in order. We owe \$15,000 to the reserve account for a "loan" made to the operating account during 2012; that loan will be repaid by early Fall 2013. An upcoming large payment in June of approximately \$24,000 for insurance is in line for timely payment. And we are current on all payments required into the 2013 reserve account.

Discussion took place about a "best practice" that we confirmed for the organized scheduling of monthly payments, where payments will be made twice each month pursuant to a schedule on the 5th and 20th of each month. The sole exception is for payment of payroll when it is periodically due.

We have a \$15,000 line item in the budget for "unscheduled expenses", for "emergency" expenses that arise that were not planned, so that they can be properly tracked to the budget without impact on other line items.

It was verified that the refurbishment of pool furniture and wind screens are within the 2013 reserve budget as the only two reserve items for 2013.

SECURITY/ACCESS/OCEANWALK: Discussion took place regarding access and security. With the new southern-most Oceanwalk Building 19 under construction, there is concern that Oceanwalk users from that building will try to use the shortest distance to the beach, which could potentially include attempting to come through Sandpiper property. From our investigation, there are no driveways or sidewalks in front of that building connecting to South Atlantic. Pedestrians and vehicles will access that building via a driveway running north and parallel to South Atlantic. It appears all residents of the Oceanwalk complex will have to use the main driveway north of Building 19. There is no privacy wall or fence along South Atlantic shown on the plans. The building plans show a heavily landscaped border running north and south parallel and between the Oceanwalk driveway and the storm ditch. Pedestrians could walk

directly east from Building 19 towards the beach if they want to walk down through the storm ditch that runs along South Atlantic Avenue.

The Board discussed various options to keeping Sandpiper secure from Oceanwalk pedestrian traffic; and we are also concerned with security overall where persons are accessing our property that have no proper connection to Sandpiper, ie, including parking in our south lot and walking through our south gate. One consideration is the purchase of the vacant lot to the south of Sandpiper that is for sale for \$950,000. It could be re-configured to a main entrance with a secure gate for Sandpiper, and with our two entrances on A1A being walled off. We are advised the purchase could be financed. More information will be gathered and discussed on that possibility. By the condo statute, we would need approval of 75% of Sandpiper owners for such purchase, including if we attempted to finance the purchase of the lot and the gating project (and assuming the project would be approved by Volusia County). We will be checking with John Jones, our outside engineer with whom we consult on those sorts of issues. Scott and Terry will look into any further legalities.

Another possibility is reconsideration of gating our two current entrances on A1A, for which we were denied approval during our prior major renovation. The Board will be looking at some different ideas as to that possibility.

We are also looking into upgrading the security offered by our pedestrian gates at the far north and south end of our property, including sturdier gates and locks. Tom was asked to get information on that possibility.

A motion was approved for the Board to investigate these issues. It is emphasized that no decisions have been made to move forward with any alternative; we are simply at the stage of recognizing possible access and security issues, including as potentially caused by the Oceanwalk development, and now is the time to address it.

SEVENTH FLOOR ROOM: Discussion then took place regarding the seventh floor recreation room, as a follow up to discussion that occurred at the 2012 annual meeting. At no expense, Steve Selznick had asked a local architect to look at the space and make some recommendation as to a more user friendly configuration. This involved just an initial investigation as to possibilities, including reconfiguration of rest rooms and the kitchen. Another question was asked whether such renovation can occur to the seventh floor without some percentage of unit owner approval. It is believed that this could occur by Board vote based on the type of work being suggested. But if an assessment is needed, the owners would receive advance notice prior to a Board vote. Again, Scott and Terry are looking into the legal issues regarding any change to the 7th floor. No decision has been made to proceed with any renovation; just being investigated.

A secure access procedure was also discussed, that would involve issuance of "swipe cards" to unit owners, that would provide access to the seventh floor and also a record of the owner's use when the card is swiped. And as a follow-up to the annual meeting discussion, the idea of security cameras was also discussed, and Tom had already obtained a proposal. The cameras would be four dome-style surveillance cameras. The quote was approximately \$1,500

for four cameras and a DVD recording device. This would allow for wireless monitoring from a computer and cell phone. Upon motion made and adopted, the Board approved the placement of security cameras, and also getting a quote for installation of a swipe card system. Tom and Steve said that they would each check with swipe card vendors. As part of the proposed updating of our condominium rules, there will be included rules for use of the seventh floor.

ON-SITE SECURITY STAFFING: Having effective on-site management security Monday through Sunday was emphasized. Tom confirmed that there will be a management person available daily from 7 a.m. to 5 p.m., and if at any time Lori or Randy are not available, including on Sunday, Tom will assume responsibility.

UPDATED RULES: The Board recognized that we have compiled over time various versions of condominium rules floating around, including for grounds, pool, parking, etc. We need to redraft such rules, including for clarity and consistency. Scott will redraft the rules for Board consideration. One rule that was specifically discussed is that there is to be no food or glass containers anywhere in the pool area, including on the pool deck. Some violations of that rule have been observed, but there could be confusion, especially about no food. That rule will be made clear as new rules are drafted. It was also discussed putting signage on the two center gates to the pool area reminding of no food and perhaps other "hot" topics.

DOORBELLS: Discussion took place regarding doorbells to each unit, to make sure they are properly maintained in workable order. The exterior part of the doorbell, i.e., the button, is open to the weather and easily corrodes. Management will maintain the outside part of the doorbell to replace as needed. The inside unit, being the chime, has currently two types, one that takes "D" batteries, and the type that plugs into an electrical outlet. There is a mixture of both types used in our units. We ultimately want to go to the model that plugs directly into an outlet. The problem with the D battery units is that we recently had a unit owner whose batteries exploded, leaking battery acid down the wall, damaging the thermostat, wall and flooring. Under the particular facts of that incident, the Board agreed to pay the \$400 damage, since the chime was provided by management. Management will work with unit owners to change out the interior chimes that have batteries to ones that simply plug in without batteries.

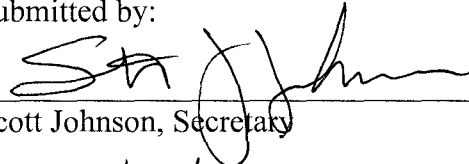
POOL DECK UMBRELLAS: Tom verified that we currently have enough umbrellas, including ones he keeps on reserve for when others need to be replaced. The idea of purchasing a new set of umbrellas was postponed for a future discussion.

WINDSCREENS: Our screens are 10 years old and periodically need work to refurbish (part of reserve expense this year). Tom was asked to see if the repair vendor will store the screens as part of the scheduled refurbishment to be undertaken later in the year.

MANAGEMENT PERFORMANCE: As a last item of business, the Board wants to schedule another meeting in mid-May in order to discuss annual performance of the management team, including Tom and Diane. Joe will contact the Board with a proposed date.

While there were other items to discuss, we ran out of time. The meeting was adjourned at approximately 6:30 p.m.

Submitted by:



Scott Johnson, Secretary



Date

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