

**MINUTES**  
**SANDPIPER OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 14, 2013**

A meeting of the Board of Directors of Sandpiper Condominium took place on May 14, 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:** Nine members of the Board were in attendance in person, including Michael Pollack, Scott Johnson, Diane Browning, Dusty Sutton, Terry Hadley, Jeff Knipe, Joe Sefcik, David Satcher, and Steve Selznick. Tom Moreno attended a portion of the meeting by phone.

This was a follow-up meeting to the prior Board meeting held April 30, 2013, to conclude certain agenda items from that meeting, and to also discuss the annual performance of Tom and Diane Moreno as property manager and rental manager, respectively.

**BUDGET:** A budget update was discussed, including that the loan from reserves for \$15,000 will be paid back at least during the second half of 2013, sooner if possible. There is a major insurance payment due during June, on which we will pay a down payment of approximately \$30,000, and finance the balance, as in past years.

**SWIMMING POOL UMBRELLAS:** The condition of the pool umbrellas was discussed, including that many are looking worn or are broken. After discussion of the cost of ordering new umbrellas and bases, and noting there was not sufficient funds in the budget to undertake a current purchase, it was determined that no further umbrellas or bases will be purchased at this time. We will re-visit this issue at the next Board meeting.

**SEVENTH FLOOR RECREATION ROOM AND GATING OF PREMISES:** A meeting will take place Friday, May 24 at 1:00 p.m. with John Jones, with at least Joe Sefcik and Steve Selznick in attendance. Discussion will occur with John regarding ideas on possible renovations to the Seventh Floor, and regarding security gating of the Sandpiper premises for vehicles. We remain at the stage of just exploring these ideas; no firm decisions have been made.

**THIRD FLOOR SAUNA ROOM:** While not on the posted agenda for discussion, but as an item of new business, Dusty asked Tom Moreno about past renovations that occurred to the third floor sauna room area, including addition of sink, toilet, tile flooring and portable A/C unit. Tom advised that this project had been undertaken in 2011, to provide Tom and maintenance personnel an area in which to clean up; and that area had also been used for storage. The project was part of two other 2011 repair projects in the same area at the same time. The current Board members did not have knowledge of the renovation for the specific purpose of the restroom area, and asked Tom to provide a written report of exactly what was renovated and provide line item costs (which are believed to be less than \$5,000).

**SEVENTH FLOOR RECREATION ROOM CAMERAS:** Tom confirmed that the seventh floor area is now covered by four security cameras, which record use over a two week period, before the video roles over. This project was previously approved by the Board at the last meeting. Signage was suggested to advise that the room is monitored by cameras.

**CONDOMINIUM INSURANCE:** With the cost of insurance being a substantial annual expense, the Board wants to investigate getting additional quotes for insurance. This would include a quote through the Brown & Brown insurance agency, a representative of which is a relatively new owner at Sandpiper and who could be of assistance in making sure we were getting the best coverage for the best price. Jeff Knipe and Joe Sefcik will discuss the current insurance status with Tom Moreno and then determine a course of action to get one or more additional quotes.

**PERFORMANCE OF TOM AND DIANE MORENO;** As a final item of business for this meeting, the Board discussed the annual performance of Tom and Diane Moreno as our property manager and rental manager, respectively. Discussion initially took place regarding Tom's performance. The Board ran out of time to complete the discussion, to be continued at the next Board meeting to be scheduled.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:00 p.m.

Submitted by:



Scott Johnson, Secretary

5/31/13

Date