

MINUTES
SANDPIPER OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 17, 2013

A meeting of the Board of Directors of Sandpiper Condominium took place on June 17, 2013, at 4:30 p.m., at the office of Board member Terry Hadley, 1031 West Morse Blvd., Ste. 350, Winter Park, Florida. Notice of the meeting was properly posted.

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

APPROVAL OF PRIOR MINUTES: The minutes of the prior meeting of the Board of May 14, 2013 had previously been approved and distributed to Owners.

PERFORMANCE REVIEW OF TOM MORENO: The sole item of business was to conduct a performance review of Tom Moreno, our property manager. Tom's contract renews December 1, 2013, unless terminated by either party upon 30 days advance notice. Upon motion made by Scott Johnson and seconded by Terry Hadley, it was moved that the Board would discuss the performance of Tom, but notwithstanding the discussion, would not take any action at this meeting to decide to renew or terminate the contract. Instead, the Board would conduct further discussion for that decision no later than September 2013. The motion included that following discussion today, Tom would be advised that he was on probationary status, pursuant to which Tom would be advised as to the areas of improvement needed, to again be reviewed in September when Tom's performance would come back to the Board regarding the status of his contract. Discussion then took place on the motion, after which the question was called to vote on the motion. Four votes supported the motion being Joe Sefcik, Terry Hadley, David Satcher and Scott Johnson. The remaining six Board members did not support the motion, thus the motion failed.

Thereafter a second motion was made by Michael Pollack and seconded by Dusty Sutton, with the motion being to dismiss Tom as the property manager of Sandpiper, by providing Tom the 30 days written notice of his dismissal under the terms of his Management Agreement, during which 30 days Tom would continue to be paid. But Tom would be instructed that his duties were terminated effective immediately, and he should no longer come onto Sandpiper property. The motion further included that a transition committee of the Board would be appointed, consisting of Michael Pollack, Dusty Sutton and Jeff Knipe, with the committee remaining in place through the date of the Sandpiper Owners' meeting in November 2013, to assure a smooth transition from the former property manager to a new property manager. The motion included that the transition committee would meet with the remaining Sandpiper staff in the morning to assure continued appropriate management of Sandpiper until a new manager could be retained. And the transition committee would be authorized to commence a search for a new property manager, but with no decisions being made to hire a new manager without proper approval of the full Board. The discussion on the motion included the Board's recent discovery

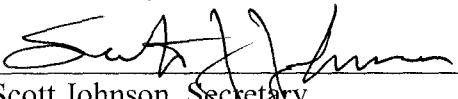
of activities of Tom, not authorized by the Board, that included renovations that Tom had conducted in the third floor former sauna area, as reported in the Board minutes of May 14, 2013. After full discussion on the motion, and upon vote taken, the motion was not supported by Joe Sefcik and Terry Hadley, but was supported by the other eight members of the Board, thus, the motion passed.

It was determined that Joe Sefcik, as President, would contact Tom to advise of his dismissal, and would prepare the required written notice to Tom of his dismissal, to be delivered to Tom no later than in the morning. Such notice would be followed by written notice to the Sandpiper Owners of this action, and of the appointment of the transition committee.

It was confirmed that the transition team and remainder of the Board would be advised when Joe had communicated the Board's decision to Tom, at which time the transition team was authorized to meet with the remaining management staff to discuss transition duties. The committee would keep the Board apprised of its progress, including as to the pursuit of a new property manager.

There being no further business to come before the Board, the meeting was adjourned at approximately 6:00 p.m.

Submitted by:



Scott Johnson, Secretary

7/10/13

Date

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