

MINUTES
SANDPIPER OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 15, 2013

A meeting of the Board of Directors of Sandpiper Condominium took place on July 15, 2013, at 5:00 p.m., at the office of Board member Terry Hadley, 1031 West Morse Blvd., Suite 350, Winter Park, Florida. Notice of the meeting was properly posted.

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

APPROVAL OF PRIOR MINUTES: The minutes of the prior meeting of the Board of June 17, 2013 had previously been approved and distributed to Owners.

GENERAL DISCUSSION OF THE PRIORITIES AND NEEDS FOR A NEW MANAGER: The Transition Committee reported on the progress it had made in connection with identifying prospective candidates to be interviewed by the Board as our new property manager. The Committee was thanked for their efforts thus far. Before discussing particular candidates, the Board wanted to identify the priorities of the Board to consider its new manager, including the key criteria of what the Board was looking for in a new manager. The overall criteria would include ability to properly oversee maintenance and capital improvements; employee management; owner and Board relations; financial reporting and budget; and insurance and regulatory compliance. On more specific criteria, the general consensus was that the new manager should have an on-site presence with a proven record of maintaining a first-class facility; have proven experience in budgeting, including reserve schedules; strong communication skills to get along well with owners, renters, guests, employees and vendors; organizational strengths, including with respect to staff; a focus on security of our premises, including at peak times; enforcement of our rules and regulations; and who works well with the rental manager. A more inclusive list of criteria would be developed, with further input from the Board, the owners, Lori and Diane Moreno.

Three candidates had been initially identified and interviewed by the Transition Committee. The Board then generally discussed those three candidates, including Steve Simpson, David Spears and Sentry Management.

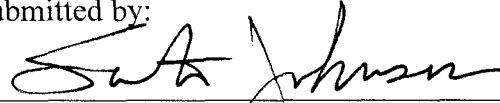
Following general discussion regarding the candidates, a motion was made, seconded and adopted that at the next meeting of the Board scheduled for July 23, 2013, at 5:00 p.m., the Board would interview two of the prospects, Steve Simpson and David Spears. By that meeting, the Board would finalize a more detailed job description for the manager's position, to assist in the interview process. And Scott would draft a new form of property management contract, incorporating the agreed job description, for Board approval.

No decision was made on whether a vote would take place at the July 23 following the interview of the prospects, as it could be following that process, the Board may want to identify

and interview additional prospects. Another Board meeting was scheduled for July 29 at 5:00 p.m. as a follow-up meeting to July 23, to undertake additional business that may be required toward hiring a new manager.

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

7/25/13

Date

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