

MINUTES
SANDPIPER OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 9, 2013

A meeting of the Board of Directors of Sandpiper Condominium took place on September 9, 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:

In attendance in person were Terry Hadley, Scott Johnson, Joe Sefcik, Steve Selznick, Diane Browning, Michael Pollack and Dusty Sutton. On the phone was Jeff Knipe. David Spears, our new property manager, was also in attendance.

APPROVAL OF PRIOR MINUTES:

The Board had previously approved the minutes of the prior meeting of the Board of July 29, 2013, which had been distributed to Owners.

DISCUSSION OF PROPOSED 2014 BUDGET:

Joe led discussion regarding a proposed 2014 budget. A very preliminary draft was reviewed for initial discussion. These initial discussions are intended to result in a more refined draft to be discussed at a further Board meeting. It was recognized that the final proposed budget would be distributed to all Owners prior to the annual meeting scheduled for November 16, 2013. Future discussion will include whether the Board will recommend partial funding of reserves, and the recommendation of the amount of the monthly maintenance fee.

Various ideas were discussed to improve budget performance, including on the revenue side, but discussions were preliminary and no decisions were made. And our manager was requested to look into the telephone and internet services for reconsideration when current system contracts end, to see how such services could be improved based on technology advances, at a lower cost, and to also provide better reliability. There will be more discussion on the proposed budget, with more specific discussion intended for a Board meeting scheduled for October 21, 2013.

POTENTIAL CAPITAL PROJECTS:

A preliminary review took place regarding possible 2014 capital projects, including continued refurbishment of all railings where needed; fire exit signs; 3rd floor sauna (has not been in use, but Board is considering whether to add it as an operating amenity); pool pumps; security cameras, and gate locks for the four access gates to the pool/courtyard area; umbrellas/stands; and office furniture. Three other possible capital expenditures were discussed, including parking lot entrance gates to provide controlled, gated access to our parking lot; refurbishment of the first floor bathrooms; and refurbishment of the 7th floor bathrooms that would also result in a required reconfiguration of the 7th floor to accommodate the larger space needed for bathrooms.

During this discussion, there was a motion by Scott to table discussion on the 3rd floor sauna, pending obtaining further facts regarding potential insurance liability. Terry seconded the motion. It passed four to three, with Terry, Scott, Joe and Steve voting in favor, and Dusty, Mike and Diane voting against (Jeff was not on the phone at this time to vote).

Regarding possible gating of the parking lot, we are waiting for further information from the County as to the configuration the County will allow, with that decision forthcoming in the next several weeks. There was general agreement of the Board that installing such gates is a priority, including for both security and for the benefit of increasing unit values. Once we hear from the County, and depending on the allowed configuration, a cost estimate will be obtained for further consideration of the Board.

With respect to the 1st floor bathroom repair, this was also deemed a priority, including based upon the poor conditions that presently exist. The estimated expense is \$50,000 to \$60,000. A motion was made by Steve, and seconded by Diane, to proceed as soon as possible to obtain final drawings and bids to perform that repair at a final agreed price, to be paid out of reserves. The motion passed unanimously.

With respect to the 7th floor, both bathrooms would need to be enlarged to be ADA compliant. This would result in a required reconfiguration of the 7th floor space to accommodate the larger bathrooms. But the resulting space would still have two separate areas, one for the recreational area of the pool tables, etc., and the other for a meeting/party area like currently exists. An estimate of the expense was \$79,000 to \$95,000. Terry moved and Diane seconded to defer consideration of any work on the 7th floor at this time. The motion passed unanimously.

David Spears also updated the Board that the intent is to place push button coded locks on the north and south gates, and two middle gates, accessing the pool/courtyard area, with the Owners being provided one code, and with a separate code for renters.

Joe also reported that the current reserve funding is up to date per our 2013 budget.

With respect to the railings on the individual unit balconies and the Weatherguard hurricane shutter boxes, the question was asked as to whether repair/maintenance of those two items is an Association expense or a unit Owner expense. Scott was able to review this issue and report to the Board prior to these minutes being published. The Association assumed initial responsibility for installing and painting railings and the hurricane shutter boxes at the time of the prior major renovation of Sandpiper. The Board agrees that for that reason, and also the reason that we want both those items to be in good repair with a uniform appearance, the Association will continue to repair/maintain those items as needed at Association expense. However, each Owner shall continue to be responsible for the expense of the repair/maintenance of their hurricane shutters installed within the shutter boxes.

With respect to further security of the premises, David Spears is looking into the addition of two security cameras to be placed on the east side of the building that would provide for a 180° coverage of the beach side condominium grounds from one end to the property to the other. David will report back to the Board on the final plan for the cameras.

NEXT BOARD MEETING:

A meeting was scheduled for October 7, 2013, including to finalize the proposed new Rules for the condominium which had previously been provided to the Owners for comment, and to discuss further the potential capital projects.

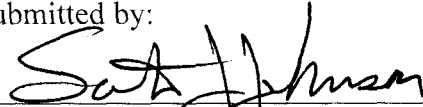
Another meeting was also scheduled for October 21, 2013, with the primary agenda item being further discussion of the proposed 2014 budget.

Both meetings will commence at 5:00 p.m. at the office of Terry Hadley in Winter Park.

It was acknowledged that the annual meeting of the Owners will be Saturday, November 16, 2013 at 9:30 a.m. on the 7th floor.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:20 p.m.

Submitted by:



Scott Johnson, Secretary

9/18/13

Date

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