

SANDPIPER OWNERS ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING OF OWNERS
November 14, 2015

- **Meeting Called To Order.**

The 2015 Annual Meeting of Owners of Sandpiper Owners Association, Inc was called to order at 9:30 a.m. by President Scott Johnson on Saturday, November 14, 2015, at the Seventh Floor Room of the condominium.

- **Certified Quorum**

46 Owners were represented at the meeting in person or by proxy, thereby establishing the required quorum of at least 43.

- **Proof of the Annual Member Meeting**

Proof of the notice of the meeting was certified as being properly sent and posted.

- **Minutes from the 2014 Meeting**

Minutes of the 2014 Annual Meeting of Owners were previously approved by the Board and distributed to Owners.

- **Recognition of Owners and Employees.**

All Owners present at the meeting introduced themselves. Scott then introduced Keith Jones, our property manager who joined us in March 2014, and Diana Holt, who joined us several months ago as the office administrative assistant, along with Diane Moreno, Sandpiper's broker and rental agent of the past 10 years. Randy Teagarten (maintenance staff) and Christine Johnson (grounds and housekeeping) were introduced but were not present.

- **Recognition of Owners Who Has Passed Away Since 2014 Annual Meeting**

- Unit 311: Monk Noell

- Unit 103: Bob Reed

7. Recognition of New Owners Since 2014 Annual Meeting

Scott recognized new Owners at Sandpiper since the 2014 Annual Meeting:

Unit 306: David and Mary Kaye Kaczmarek

Unit 402: Paul and Lisa Ellis

8. Acknowledgement of Brighthouse Support

Brighthouse supplied refreshments for Annual Meeting and was greatly appreciated.

9. Election of Board Members

One of the primary purposes of this meeting was the election of new directors for the calendar year 2016. Those directors with terms expiring at this Annual Meeting are: Scott Johnson, Terry Hadley, Jeff Knipe and Rennie McDaniel (Rennie is not renewing her position for another term). Scott recognized Rennie for her valuable contribution and commitment to the Board. Scott, Terry and Jeff agreed to serve another three year term.

As a result, there are more vacancies than persons seeking re-election. Upon motion made and seconded, Scott, Terry and Jeff were re-elected to a new term by acclamation.

The new 2016 Board consists of:

- Terry Hadley
- Bucky Hurt
- Scott Johnson
- Jeff Knipe
- Shawn Morgan
- Rhonda Pearlman
- Michael Pollack
- Pam Shaw

10. Review of Proposed 2016 Budget

Scott, Michael and Keith gave an overview of the proposed 2016 budget, including review of funding of the reserves for scheduled building

maintenance and repair.

Discussion of the 2016 budget with the Owners occurred and questions were answered. It was noted that for 2016, there will be full funding of reserves. The adoption of the proposed 2016 budget will take place at the Board of Directors meeting immediately following the conclusion of the Annual Meeting.

11. Sale of Unit 107

Scott reviewed the Board's recommendation for the sale of Unit 107 as submitted to each Sandpiper Owner. It was explained that approval of the sale requires 75% of all Owners (63 votes).

A motion to proceed with the discussion regarding the sale was made and seconded.

Discussion of the proposed sale included the proposed use of the net proceeds, with approximately \$150,000 to be allocated for repair of the three elevators. The remaining balance would be placed in the Sandpiper reserve account, which would strengthen our reserves and also provide the benefits that were set forth in the Fact Sheet regarding the sale of 107 that was distributed to the Owners for this meeting.

With some Owners having submitted Proxy votes and other Owners voting at the meeting in person, the vote for the sale of 107 was 53 yes, and 4 no. Thus, we did not obtain the 63 votes required to pass the Motion. However, it was noted that 27 Owners did not vote on the issue, and it is believed that at least 10 of those 27 Owners would vote favorably. Accordingly, Scott advised that those persons who did not vote would be contacted to confirm whether we have the additional votes needed for approval. If so, then a special meeting of the Owners would be called solely for the purpose of again voting for the sale of Unit 107, to determine whether another vote both in person or by proxy would get us the 63 votes required. More information on this proposed special meeting will be forthcoming to the Owners following this meeting.

The Board and Keith Jones will determine a strategy to reach out to the unaccounted Owners to try to obtain 75% or more of the Owners' votes for the sale of Unit 107.

12. Reports

Management Report – Keith Jones

Keith gave a short re-cap of this past year's activities. He felt that the very busy summer months went much more smoothly than last year (which was his first year at Sandpiper). There was no vandalism and no damage to the property.

The projects that are currently in process are as follows:

- Concrete and stucco repair to be concluded by the end of November
- Walkway repair and sealing will commence in early December (to be accomplished on a schedule to be determined, but for which the Owners will be advised)
- Elevators will be started January 2016 by Daytona Elevator
- New fencing for both sides of the building
- Replacement of shrubs and additional improvement of landscaping around the property

Keith complimented both Randy and Christine and highlighted a new property cleaning procedure to be initiated to keep the building looking its best.

Broker/Rental Agent Report – Diane Moreno

Scott reviewed the contractual relationship that Diane has with the Sandpiper Association and with each Owner that chooses to place their unit for rental with Diane. Approximately 30 to 35% of Owners participate in the rental program.

Diane reported that rents have increased by 15%. She will be updating the website photos to show the new improvements at the property (new umbrellas, building paint colors etc).

The welcome baskets were shown that are available to go out to the winter renters upon arrival. These are paid for by each Owner, unless they ask Diane to dispense with baskets.

A reminder was given to Owners that concerns about the rental program or individual renters should go to Diane first.

13. Old Business

There was no old business.

14. New Business

A question was asked about whether the sauna would be placed back into working order on the third floor. It was acknowledged that the sauna has not been in recent operation, including to avoid potential issues with liability of users. However, since the issue was raised, the Board will again discuss that issue for further report.

Another item discussed was recognition that over time various comments and concerns had been raised by Owners as to miscellaneous issues regarding appearance of the grounds, or with respect to the need for more management visibility in the pool area, especially during busy times, including for enforcement of rules and addressing any other issues. Those items will be discussed with Keith. It was also acknowledged that if Owners have concerns about any issue, depending what that issue is, they can always bring those concerns to Keith, or to any Board member, or if dealing with rental issues, to Diane Moreno as our on-site rental agent. Concerns should be specific with regard to the facts, so that sufficient information is provided so that the issue can be properly addressed.

15. Owners' Questions and Comments

Discussion occurred regarding the situation with parking and cars without proper Sandpiper parking stickers. Keith reviewed the steps he has taken in the past year when a car is identified as not in compliance with the requirement for a Sandpiper sticker. With 84 units, the 117 spots (121 including handicapped) provide a challenge for sufficient spaces, but only on busy holidays. Keith continues to be vigilant during the most busy weekends to make sure that the cars have valid ID's.

Question regarding the exterior door handles: Information will be sent to Owners identifying the appropriate door handles and locks that should be used on the exterior of each Sandpiper unit to meet the requirement for consistency in the event of need for replacement.

Meeting adjourned at 10:15.

Submitted by:

Rhonda Pearlman, Secretary

Date: _____

#37896123_v1