**MINUTES**

**SANDPIPER OWNERS' ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**July 14, 2014**

A meeting of the Board of Directors of Sandpiper Condominium took place on July 14, 2014, 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:**

A quorum of the Board was in attendance including in person Terry Hadley, Dusty Sutton, Michael Pollack, Steve Selznick, Rhonda Pearlman, and Scott Johnson. Diane Browning and Rennie McDaniel participated by phone. Our property manager, Keith Jones, was also in attendance.

**MANAGER'S REPORT:**

A copy of Keith's July 2014 manager's report is attached. In addition to what is stated in Keith's report, the following additional discussion occurred at the meeting:

1. Existing gates – The two new inside gates accessing the pool area are currently being installed, which will be accessed using the same keys as are used for the two outside gates. Owners are reminded to close the gates after being accessed (instances have been observed of unknown users blocking the gates from being closed); and do not duplicate the gate keys (we have had reports such duplication may be occurring, including where Owners are giving keys to friends or other persons for use when the Owners are not in residence (resulting in the issues of uncontrolled use by non-Owners which we are trying to prevent). It is also noted that since the procedure for gate keys is new as we try ideas to address security balanced against convenience, we will monitor the key procedure for further revision, as needed, based on our experience, including comments management receives.

2. Wireless upgrade – As an update to Keith's report on this item, following the recent upgrade attempt, and as evidenced over the 4th of July weekend, our wireless service is inconsistent and remains unreliable. Keith is to advise our wireless vendor that we retained for this upgrade that we require the expected consistent service no later than August 1, with a two week test period thereafter to determine whether we received what was expected. We have not paid for this upgrade, and will not pay for it unless it is working as expected.

3. Gating of Sandpiper AIA entrances – As an update to Keith's attached report, it was acknowledged that a straw vote of Owners at the annual meeting in November 2013 supported the Board pursuing the possibility of gating our front entrances, subject to any final plan and the cost thereof, being brought back to the Owners for approval. The Board's current position is to propose gating that would prevent unauthorized access by vehicles, but not by pedestrians (preventing pedestrians would require a different type of gating). The security against unauthorized pedestrians is intended to be provided by the four current gates providing key access to the pool/beach area (subject to comment in these minutes in paragraph 1 above regarding comments we receive on the gate key procedure). Following discussion, a motion was adopted for an architect to prepare plans to be ready for submittal to the County, with the best estimate of the cost of the entrance gating project. It was acknowledged that any final proposal would make sure that the design was pursuant to desired aesthetics, including for those unit Owners whose front entrances on the parking lot would be closest to the potential gating.

The management of Southwind Condominium directly to our north is interested in meeting with our Board to discuss our joint interest in assuring security from improper access to our respective properties from the new Oceanwalk units across A1A. A session will be scheduled.

4. 4th of July report – With respect to Keith's attached report regarding the July 4 holiday period, management was directed to enforce our parking permit rules, given the challenge of parking during the holiday and our past experience of unauthorized use of parking spaces. There were several vehicles towed that did not have the required Sandpiper vehicle permits displayed on such vehicles. One Owner requested reimbursement by the Association for a towing charge, which the Board did not approve for the reason that the particular vehicle did not have the proper parking permit displayed.

**TREASURER'S REPORT:**

Michael Pollack provided his treasurer's report. Our reserve account is in proper condition. Discussion took place regarding consideration of recommending a "pooled reserve" procedure for the future, where instead of reserve projects being funded by individual proposed project as we currently fund (i.e., pavement, painting, roofing, etc.), we combine reserves into one pooled account for all reserve projects. Using a pooled method allows the Board to be more flexible for use of reserve funds. The reason is that the Florida condominium law allows use of reserve funds only for the particular reserve project for which funds have been dedicated, and funds cannot be transferred from that dedicated reserve fund for more pressing reserve needs, without advance approval of the required vote of Owners. The Board will determine whether to propose the pooled method for Owner approval at the 2014 annual meeting of Owners.

Our operating account has experienced unexpected and unbudgeted expenses of approximately $42,000 since the first of the year. Attached is a copy of a listing of those unexpected expenses. A large share of the unexpected expense is the result of the water leak from the second floor patio on the west side of the building, which caused damage to both our condominium office and the electrical equipment off the first floor hallway. In order to properly replenish the operating account to be in proper condition through year-end, a motion was adopted to approve a special operating account assessment of $750 per unit. Advance notice of the consideration of the special assessment was posted and sent to all owners two weeks in advance of this meeting where the special assessment would be considered. The special assessment can be paid in three monthly installments of $250 each, due August 1, September 1, and October 1, 2014. Or, it can be paid in a lump sum of $750, but that lump sum payment must be made by August 1. We will immediately provide notice to all Owners advising of the special assessment. We will not be providing coupons to the Owners to accompany such payment. The special assessment should be paid by check, sent directly to the condominium office, to be received timely.

Attached are copies of financial statements for the six months ended June 30, 2014.

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

 Date

#31536885\_v1