

MINUTES
SANDPIPER OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING
JULY 8, 2015

A meeting of the Board of Directors took place at 5 p.m. on July 8, 2015 at the office of Board Member Terry Hadley at 1031 West Morse Blvd., Winter Park, FL. Notice of the meeting was properly posted.

QUORUM

The members of the Board in attendance and establishing a quorum were: Scott Johnson, Rhonda Pearlman, Michael Pollack, Bucky Hurt, Terry Hadley (by phone) and Keith Jones, Sandpiper manager.

MANAGER'S REPORT

Keith's written report is attached. In addition, Keith reported that the 4th of July weekend went well with no major issues. The wireless services worked well, and the three elevators were operational throughout the entire weekend.

Parking did prove to be an issue over the 4th, as there are more cars between the owners and renters than spaces available on property. And a portion of "on street parking" adjacent to OceanWalk across A1A has now been marked with "No Parking" signage, thus decreasing near-by on street availability for the busy holiday weekends. Keith will continue to monitor the situation.

The north gate lock continues to be left open by user, presumably on purpose. We need all gates properly closed at all times to assure our improved experience against unauthorized access. We will consider a different locking mechanism be installed that would automatically lock upon closure. Keith will look into this.

Sandpiper's administrative assistant, Linda is moving to Texas, and is training her replacement, Diana Holt, for the next two weeks. We thank Linda for her service, and look forward to working with Diana.

STUCCO REPAIR: The Board authorized Keith to sign the proposal for the stucco repairs to take place in September, and for the walkway repairs to take place thereafter, probably in November/early December. The stucco proposal is based on an estimate of \$19,400, and is estimated to take 6 to 8 weeks to completion. Motion was unanimously approved to accept the proposal of stucco repair for up to \$19,400.

WALKWAYS: Documentation from the existing company determined that a new walkway coating should be applied throughout the entire property walkway

surfaces to maintain a consistent surface and color. There is approximately \$10,000 to \$14,000 new expense, not included in the warranty coverage from the existing contract, for labor and preparation of the surfaces to apply the coating. This repair will be schedule in November and December, following the stucco work in September. It was recommended that the power washing that was scheduled for Fall 2015 should be postponed until the buildings are to be painted. Motion was unanimously approved for proposal for up to \$14000, and postpone power washing.

A letter will be sent to owners with more info on these repairs, including timing, so owners are aware of details.

ELEVATORS: Keith has received two alternative proposals from Thyssen Elevator to address needed repairs:

1. Rust Remediation with new fixtures: \$352,000
2. Rust Remediation with new electronic moisture-proof panels for existing elevators: \$430,000

Based on the current experience and most recent fixes, the elevators are continuing to be operational. Keith was asked to obtain proposals from 2 other vendors for the same specifications offered by Thyssen, to compare prices with the Thyssen proposals. No further action at this time. Motion was unanimously adopted to obtain 2 more proposals on the same terms as Thyssen.

TREASURERS REPORT:

Michael Pollack reported that Sandpiper finances are in order and up to date. Attached is our statement of revenues and expenses through June 2015.

Our Association insurance renewal was effective July 1. We received better coverage for less premium. Thanks to Board member Jeff Knipe for his efforts in achieving this result with our agent.

The 2014 Annual audit was previously approved by the Board of Directors. The Board will solicit quotes from other auditors for 2015 to see if a more favorable price could result. Board members will forward contact information to Keith.

Reserves are on target. Some small variance is mostly due to carryover of projects from 2014 to 2015. Reserve balance is approximately \$400000. The reserve balance has been enhanced by the \$30000 settlement from the prior insurance policy.

RENTAL REPORT

The attached rental report from Diane Moreno shows a gross rental increase of approximately \$80,000 through June 2015 versus June 2014. There are 44 owners that participate in the rental program managed by Diane.

OLD BUSINESS

Keith will be reviewing updated revisions to the Employee Manual with plans to complete Fall 2015.

NEW BUSINESS:

- Cell Tower Solicitation: Keith will be following up with a company that has solicited our interest in the placement of a cell tower on our roof, in return for rental income of \$2-3000 per month from each cell phone company using the tower. More information about the contract and the ability to place a tower on roof will be obtained prior to presenting a further proposal.
- The Board will be considering the date of the next Board meeting, as well as date of annual meeting in November.

Meeting adjourned at 6:10 pm.

Submitted,

Rhonda Pearlman

Rhonda Pearlman, Secretary

7/15/2015

Date

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