

MINUTES
SANDPIPER OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 13, 2016

A meeting of the Board of Directors took place at 5 p.m. on April 13, 2016 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, Bucky Hurt, Michael Pollack, Terry Hadley, Shawn Morgan, and Pam Shaw. Keith Jones, Sandpiper manager, was also in attendance.

MANAGER'S REPORT

Keith's written report is attached. In addition, Keith reported:

1. Walkways/stairwells – All work in these areas now completed. But some of areas of repair are being re-inspected for touch-up work as necessary by the contractor. There are also loose white paint chips on the ground surfaces in some of the stairwells. These chips are from the railings. We have had the railing contractor repaint the north railing to hopefully solve the paint chip problem. If the north section is satisfactory, the rest of the railings will be repainted, all at that contractor's expense.
2. Elevators – The center and south elevators are now completed. North elevator should be completed in 3-4 weeks. Once completed, the cab interiors will be refurbished for a new appearance.
3. Fencing – Tennis court and other sections connecting to the building are completed. There are new locks on the north and south gates intended to keep users from not locking the gates behind them. We will be having those same locks installed on the two center gates. We ask owners to please close the gates so they are locked as they come and go. This will continue to assist us in keeping unauthorized persons from accessing our property.
4. Landscaping – All new landscaping is in place and looks great.
5. Brighthouse – As approved at the last meeting, Keith finalized our new contract with Brighthouse. There is no increase of price in 2016, and with a 5% annual cap over the next five years. Each owner received a letter from Brighthouse regarding individual options. If any questions, owners should contact the office.
6. Umbrellas – We have increased the number of pool area umbrellas. A reminder to all owners to please put the umbrellas down when completed with their use at the end of the day, to avoid damage by blowing wind when not in use.

TREASURERS REPORT

Attached is Michael Pollack's written report, including comments on year-end financial results for 2015, and for the first three months of 2016. Also attached are financial statements for the first three months. All is in order.

The 2015 audit should be completed by the end of May.

Our 1 year CD's held at BB&T have matured, and proceeds have been transferred to our reserve account. Those CDs have only been earning .1%. Upon motion made, seconded and adopted, we will be transferring our reserve account to Sunrise Bank that gives us a rate of 1.1%, not great, but ten times what we get now and the best we can get from surveying other banks. The funds will be FDIC insured and will be 1 year CDs.

RENTAL REPORT

Attached is Diane Moreno's rental report through the first three months of 2016. All is in order.

OLD BUSINESS

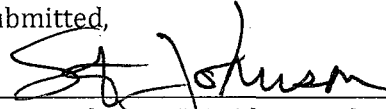
1. Unit 107 – Diane Moreno is still showing the unit at the initial listing price of \$589,000. We have received no offers, but expect interest to pick up in the Spring-Summer. We may consider price reduction, but will let Diane advise us on pricing.
2. Employee Manual – The revised Employee Manual has now been completed, with the assistance of Rhoda Pearlman and Keith Jones. Thanks for their efforts.

NEW BUSINESS

1. Keith just completed his second year as our manager in March 2016. His salary of \$55,000 has remained the same for his first two years. A recommendation was made to increase his salary to \$57,000. Upon motion made, seconded and adopted, that recommendation was approved, retroactive to March 1, 2016.
2. Insurance Renewal Status – For our 2016 insurance renewal, we are required to have an insurance appraisal performed every three years by the Florida Condominium statute. Our last appraisal was in 2013. Accordingly, upon motion made, seconded and adopted, we will have the required insurance appraisal performed by GAB Robins for a fee of \$2,000. This company performed our last reserve study so is familiar with our property, and was highly recommended by our insurance consultant. The fee was reasonable.
3. Consideration of solar panels for pool pumps – A recommendation was made to obtain a bid for consideration of installing solar panels to operate our pool pumps, in lieu of current operation through electric use. On a no cost/no obligation basis, we will obtain one or more bids just to compare that possibility to the current status and expense. There is no approval yet to actually proceed with solar; we want to first get all the facts.
4. We will be scheduling our next Board meeting in July.

There being no further business, the meeting was adjourned at approximately 5:35 p.m.

Submitted,



Scott J. Johnson, President, and acting
Secretary for this meeting

Date

4/20/16

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