

SANDPIPER OWNERS ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
November 3, 2018

Immediately following the Annual Meeting of Owners of Sandpiper Condominium, the newly elected Board of Directors held a meeting on November 3, 2018, at the 7th floor recreation room of the condominium.

The meeting was called to order by Scott Johnson at approximately 11:00 a.m.. In attendance were Scott Johnson, Terry Hadley, Michael Pollack, Dave Kaczmarek, Tiffany Lytle and Henry Besten.

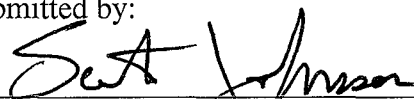
The first order of business was discussion to adopt the 2019 proposed budget. Upon motion made and seconded, and upon discussion, the Board unanimously approved the budget for 2019 as proposed and discussed with the Owners at the Annual Meeting. A copy of the 2019 budget is attached. Management will send a copy of the budget to all Owners, and inform them that the monthly maintenance fee for 2019 will be increased from \$590 to \$595 beginning January 1, 2019.

Since there were only 6 of 11 Board members in attendance, and since only 2 new Board members were in attendance, the Board elected to defer consideration of election of new officers until the first meeting of the Board to be scheduled in January 2019.

The Board also discussed some of the issues resulting from the Owners' meeting just conducted, and will confer further in the future. Scott will also contact the Board regarding the date for the proposed first Board meeting for January 2019, with a date to be determined.

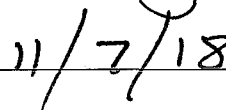
There being no further business to come before the Board, the meeting was adjourned at approximately 11:15 a.m.

Submitted by:



Scott J. Johnson, President

Date



**SANDPIPER CONDOMINIUM ASSOCIATION
2019 OPERATING BUDGET**

		<u>2018 Budget</u>	<u>YTD</u> <u>Jan-August, 2018</u>	<u>Projected</u> <u>2018</u> <u>Year End</u>	<u>2019 Budget</u>
<u>INCOME</u>					
4000					
4020	Maintenance Fees	594720	396480.00	594720.00	599760
4056	Special assessment	0	0.00	0.00	0
4060	Late Charges	500	284.70	500.00	0
4080	Transfer Fees	300	200.00	300.00	300
4100	Interest from Operating Accounts	3000	305.59	600.00	600
4350	Interest from Reserve Accounts	1600	2616.83	3000.00	3000
4500	Office Rent	11400	7600.00	11400.00	11400
4501	Employee expense reimbursement	15320	10164.00	15320.00	16300
4999	Miscellaneous/Laundry Income	0	500.00	500.00	0
4000	Total Income	626840	418151	626340	631360
<u>EXPENSES</u>					
5000					
5010	Building Maint – Supplies	10000	5766.05	10000.00	10000
5011	Building Maint – Labor	3000	2220.85	3000.00	5000
5012	Projects	5000	0.00		
5013	Stucco repair	5000	0.00	2500.00	2500
5014	Railings repair/replacement	0	0.00	0.00	10000
5015	Steel doors repair/replacement	7000	5610.00	5610.00	7000
5089	Elevator Phone Monitoring	1800	1944.60	2200.00	2200
5095	Elevator Contract and maintenance	21000	3893.40	10000.00	21000
5240	Interior Pest Control	3000	1750.00	3000.00	3000
5260	Water/Sewer	9500	7918.23	9500.00	9500
5280	Trash Removal	9000	7013.52	9000.00	9000
5300	Electric Power	17000	11813.52	17000.00	17000
5350	Fire Alarm Maintenance	6000	2615.77	6000.00	6000
5352	Fire Alarm Monitoring	1000	123.01	1000.00	2000
5400	Cable Service	60000	37787.65	60000.00	60000
5450	Miscellaneous/Contingency	18600	27036.41	30000.00	18600
5000	Total Building Maint	176900	115493	168810	182800
6000					
6040	Contracted Lawn Service	20160	13440.00	20160	20160
6041	Grounds Maint – Supplies	3000	1175.00	3000	3000
6080	Lawn Spraying	2000	600.00	2000	2000
6140	Water - Irrigation	12500	4338.79	8000	9000
6000	Total Grounds Maintenance	37660	19554	33160	34160
7000					
7040	Contracted Pool Service	15000	8300.00	15000	16500
7060	Chemicals/Supplies	600	0.00	200	300
7070	Pool Heating (Gas)	13000	8018.74	13000	13000
7080	Pool Equipment Repair	6000	5951.00	7000	7000
7220	Furniture Maintenance	5000	3019.28	5000	5000
7000	Total Pool & CH Expense	39600	25289	40200	41800
8000					
8012	Payroll	126640	87760.60	126640	133000
8013	Payroll Taxes	11500	8198.99	11500	11100
8040	Postage	1000	98.00	1000	1000

8060	Copies/Printing/Supplies	3000	1608.47	3000	3000
8064	Computer	1500	78.81	1000	1500
8080	Accounting	12100	6600.00	12100	12100
8100	Legal	1000	0.00	0	1000
8120	Insurance	80093	52101.56	80093	80000
8122	Flood Insurance	22700	13303.83	22700	23000
8160	Telephone/Fax	11000	0.00	0	0
8161	Internet Service	9000	5537.60	9000	9000
8190	Miscellaneous/Contingency	3000	100.00	3000.00	3000
8230	Bank Charges	500	40.00	60	200
8300	Group Health Insurance	7200	7200.00	7200	7200
8375	Office Expense	2275	259.27	1500	1500
8390	Uniform Business Report	65	0.00	65	65
8440	Security	1500	0.00	0.00	1500
8442	Dues/Licenses/Permits	1000	786.25	1000	1000
8460	Bureau Of Condo Fees	400	336.00	400	400
8000	Total Management & Admin	295473	184009	280258	289565
	Total Operating Expenses	549633	344345	522428	548325
	Total Reserve Contribution	77207	51471.32	77207	83035
	Total Expense	626840	395817	599635	631360
	Monthly maintenance fee	590.00			595.00