

SANDPIPER OWNERS ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
November 16, 2019

Immediately following the Annual Meeting of Owners of Sandpiper Condominium, the newly elected Board of Directors held a meeting on November 16, 2019, at the 7th floor recreation room of the condominium.

The meeting was called to order by Scott Johnson at approximately 11:00 am. In attendance were Scott, Johnson, Rhonda Pearlman, Terry Hadley, Henry Besten, Ruth Delaporte, Kenny Schwartz and David Satcher.

The first order of business was discussion to adopt the 2020 proposed operating budget and reserve schedule as proposed to the Owners at the Annual Meeting just concluded. Upon motion made and seconded, and without discussion, the Board unanimously approved the budget and reserve schedule for 2020 as proposed, and as attached to these minutes. Management will send a copy of the budget and schedule to all Owners, and inform them that the monthly maintenance fee for 2020 will be increased from \$595 to \$650 beginning January 1, 2020.

The Board considered the following slate of officers for this next year until the 2020 annual meeting:

Scott Johnson, President
Terry Hadley, Vice President
Henry Besten, Treasurer
Rhonda Pearlman, Secretary

Upon motion and second, and without discussion, the foregoing officers were elected unanimously.

The Board also proposed ratification of the following decisions that the Board had recently approved since its last meeting in September 2019, for approval of bids for the following projects:

1. Replacement of north and south trash chutes, now scheduled to be done in the Spring 2020.
2. Resurfacing of tennis court, with addition of lines for a pickleball court, to be completed in November 2019.
3. Repair of all steels access doors located on the property (20+), with Association paying for the common element doors as Association responsibility, and certain Owners paying for doors that are limited common

elements serving only their respective storage closets, with project to be completed by year end 2019.

These approvals were ratified unanimously by Board.

There being no further business to come before the Board, the meeting was adjourned at approximately 11:20 a.m.

Submitted by:

Rhonda K Pearlman
Rhonda K Pearlman, Secretary

11/24/2019
Date

**Sandpiper Owners Association
2020 Operating Budget**

10/12/19

Ordinary Income / Expense	2019			2020
	Budget	YTD - 9/30	Forecast Year End	Budget
Income				
4020 Maintenance Fees	599,760	449,820	599,760	655,200
4056 Special assessment	0	91	91	0
4060 Late Charges	0	327	387	0
4080 Transfer Fees	300	50	80	0
4100 Interest-Operating Accts	600	176	266	300
4350 Interest-Reserve Accts	3,000	3,565	4,465	4,288
4500 Office Rent	11,400	8,550	11,400	12,600
4501 Reimbursed Employee Expense	16,300	12,894	16,944	17,100
4999 Miscellaneous & Laundry Income	0	150	180	0
4000 Total Income	631,360	475,622	633,572	689,488
Expense				
5000 Building Maintenance				
5010 Building Maint - Supplies (SOA)	10,000	19,131	23,631	15,000
5011 Building Maint - Vendor	5,000	4,274	5,024	9,960
5013 Stucco Repairs	2,500	0	0	1,200
5014 Railing Repairs	10,000	0	300	0
5015 Steel Doors Repairs	7,000	4,305	5,505	6,000
5089 Elevator Phone & Monitoring	2,200	1,750	2,200	1,440
5090 Elevator Maintenance - as needed	21,000	31,292	34,292	12,000
5095 Elevator Maintenance Contract	0	0	1,650	6,600
5240 Interior Pest Control	3,000	2,250	3,000	3,000
5260 Water/Sewer	9,500	7,177	9,427	9,000
5280 Trash Removal	9,000	7,349	9,599	16,800
5300 Electric Power	17,000	13,992	18,342	16,800
5350 Fire Alarm Maint/Inspection	6,000	10,030	12,130	8,400
5352 Fire Alarm Monitoring	2,000	553	883	1,320
5400 Cable Service	60,000	42,495	52,695	45,000
5450 Operating Contingency	18,600	9,232	13,732	20,592
5000 Total Building Maintenance	182,800	153,828	192,408	173,112
6000 Grounds Maintenance				
6040 Contracted Lawn Service	20,160	16,290	21,390	22,800
6041 Grounds Maint - Supplies	3,000	552	1,527	3,900
6080 Lawn Spraying	2,000	0	450	1,200
6140 Water - Irrigation	9,000	11,140	13,840	10,800
6000 Total Grounds Maintenance	34,160	27,982	37,207	38,700
7000 Pool & Clubhouse Expense				
7040 Contracted Pool Service	16,500	12,155	16,655	18,000
7060 Pool Chemicals/Supplies	300	3,035	3,335	1,200
7070 Pool Heating (Gas)	13,000	5,949	7,549	9,600
7080 Pool Equipment Repair	7,000	7,291	9,091	7,800
7220 Furniture Maintenance	5,000	0	1,500	2,400
7000 Total Pool & Clubhouse Expense	41,800	28,430	38,130	39,000

**Sandpiper Owners Association
2020 Operating Budget**

10/12/19

Ordinary Income / Expense	2019			2020
	Budget	YTD - 9/30	Forecast Year End	Budget
8000 Management, Admin, Misc.				
8012 Payroll - Assoc. Employees	133,000	90,385	127,330	154,980
8013 Payroll Taxes	11,100	8,300	11,300	13,140
8040 Postage	1,000	76	226	600
8060 Copies/Printing/Supplies	3,000	3,285	4,035	3,000
8064 Computer	1,500	3,282	3,432	900
8080 Accounting (Belote)	12,100	7,200	10,200	12,000
8100 Legal	1,000	0	225	900
8120 Insurance - Gen, Wind, D&O, Fire, etc	80,000	66,673	91,783	101,400
8122 Insurance - Flood	23,000	15,133	20,221	20,520
8160 Telephone/Fax	0	0	360	1,440
8161 Intenet Service - Office	9,000	6,555	8,505	6,804
8190 Miscellaneous & Contingency	3,000	6,033	7,533	6,000
8230 Bank Charges	200	57	87	96
8300 Group Health Insurance	7,200	3,900	6,300	10,800
8375 Office Expense	1,500	470	845	1,500
8390 Uniform Business Report	65	61	61	60
8440 Security	1,500	1,807	2,032	2,040
8442 Dues/Licenses/Permits	1,000	725	950	1,020
8460 Bureau of Condominium Fees	400	336	336	420
8000 Total Total Management, Admin, Misc.	289,565	214,277	295,760	337,620
Total Operating Expenses	548,325	424,518	563,506	588,432
8600 Reserve Contribution Allocation	83,035	62,276	83,035	96,768
8605 Reserve Interest Allocation	3,000	3,565	4,465	4,288
Total Expense	634,360	490,359	651,006	689,488
Owner's Monthly Maintenance Fee	595.00			650.00
- for Operating	512.62			554.00
- for Reserves	82.38			96.00

