

MINUTES
SANDPIPER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 23, 2021

A meeting of the Board of Directors took place at 5 pm on February 23, 2021, virtually as an online meeting through Zoom. Notice of the meeting was properly posted.

1. QUORUM

All members of the Board in attendance and establishing a quorum were: Rhonda Pearlman, Tiffany Lytle, Scott Johnson, Diane Browning, David Kaczmarek, Steve Selznick, Kim Boone, Ruth Delaporte, Kenny Schwartz and Alexis Bristol (by phone).

2. PROPERTY MANAGEMENT

At the last Board meeting on February 16, 2021, the Board approved Tiffany and Steve to meet with Southern States Management Group, Inc (“Southern”) to negotiate a proposed contract for Southern to become our property management company. That Board approval was subject to the Board’s further approval of the final proposed contract as negotiated. Prior to today’s meeting, the proposed final contract was provided to the Board for review. At today’s meeting, comments on the proposed contract were received and discussed. Some Board members wanted some additional changes that had previously been proposed; other Board members did not believe the additional proposed changes were significant, including as “deal breakers”, and supported the contract as currently negotiated. Tiffany further advised that after full discussion of she and Steve with Southern in negotiating the contract, Southern did not agree to any additional changes. And it was further noted that additional changes could be proposed upon any renewal of the contract at the end of one year. Thereafter, upon motion made and seconded, and after further discussion, the Board approved (with no Board member voting in opposition) the final contract to hire Southern as our property manager for a 1 year term commencing March 1, 2021. Tiffany and Steve will now meet with the Southern team to discuss the details of the transition of Southern taking over our property management duties. Those details will include that we will have a licensed property manager assigned to Sandpiper by Southern, including to oversee Christine Johnson and Kenny Futch who will continue their responsibilities for our maintenance/grounds. Details of office staffing regarding personnel, days and hours will also be determined. We are advised that Southern will be sending a letter to all Owners to introduce itself as our new property management company.

3. PERSONNEL MATTERS

As a follow-up to this agenda item discussed at the February 16, 2021 Board meeting, the Board conducted a further confidential discussion dealing with personnel matters. Based on that discussion, the Board approved a motion to pay additional compensation to Christine and Kenny for their extra work efforts provided for the benefit of the Association since mid-December 2020 as a result of the resignation of Diane Fitzgerald as our property manager.

4. STORAGE SPACE RENOVATION

As a follow-up to this agenda item discussed at the February 16, 2021 Board meeting, the Board conducted a further discussion on this topic. Steve led the discussion to propose that the Board approve a project to renovate surplus storage areas on our property to become additional individual secure storage units that can be rented for Association income. We have surplus storage areas that among other purposes, are currently being used primarily by winter renters to store personal items when not in residence but that they can access when they are on property each season. To date, the renters have used these storage areas for free.

Steve proposed that such surplus storage areas be renovated into individual secure storage units and we start collecting rent for their use as additional income for the Association. The amount of rent per unit is to be determined. The several areas to be renovated into individual storage units could be rented either by Owners who want an additional storage unit, or if not used by Owners, by winter renters. Based upon a recent survey sent to both Owners and renters, there was interest expressed by both Owners and renters to rent such additional units if renovated, again for a rent to be determined.

As additional information, Steve advised that the areas proposed to be renovated are located on the second, third, fifth and sixth floors. They include both current surplus storage areas, along with the sauna areas located on the third and fifth floors. Those sauna areas for years have been non-functional, and several years ago, as advised to Owners, our Board determined we did not want to further use the saunas, including due to required cost to repair and liability concerns. All these surplus areas would be renovated to individual storage units sized 3 x 4', 4 x 5', and 5 x 8'. Based on the surplus storage areas we have, a number of these additional storage units could be built. Steve provided a sketch to show a sample design of these units.

Steve has talked to a proposed vendor to demolish and renovate these areas for a total estimated cost of \$6000-\$7500. Although a final per unit rent has not been established, based on talking with offsite storage operators, and based on the interest expressed by both Owners and renters to rent these additional units, the annual rental income to the Association is estimated to be \$7000 to \$8000.

None of the current storage units currently used by Owners would be swapped for these proposed new units; Owners would continue to use the one storage unit they have. These would be additional storage units for which rent would be charged, whether to Owners or renters.


The Board determined that before proceeding with such project, the Board wants any advance comments of Owners, including if any Owners have objections to this project, and if so, what those objections are. So before proceeding with this project, we will send a notice to all Owners regarding this proposed project for any comments Owners may have, either pro or con.

Upon motion made, and upon further discussion, the Board voted to also approve that before taking steps to pursue this project, in addition to advance notice to Owners for comment, other advance steps be taken for the Board to approve a proposed lease for rental of the units; discussion with Southern to oversee this project should we proceed; and how the rental payments would be administered, including incorporated into our budget. The foregoing advance steps will be taken.

5 WRITTEN SURVEY TO WINTER RENTERS REGARDING STORAGE

As a follow-up to this agenda item discussed at the February 16, 2021 Board meeting, and related to the foregoing agenda item, Steve advised that the proposed survey has been sent to winter renters to get their feedback on their interest in renting the proposed additional storage units if constructed. Steve advised he continues to receive back those surveys, and will update the Board once more responses are received.

There being no further business to be discussed, the meeting was adjourned at 6:30 pm.



Scott Johnson, acting Secretary

March 2, 2021