

Sandal Cove 2 General Information for the Board of Directors

Sprinkler system, including pond fountain zone:

Water is pulled in from Alligator Lake by the pump located on the platform behind the bushes on the lake's bank closest to the corner of building 1007, unit 101. The irrigation controller is on the same platform and is used to set the schedule for the sprinklers and fountain.

Zone Codes:

"PRG A" zones 1-9 each run 30-60 minutes for both buildings.

"PRG A" zones 11-16 are unused. "PRG C and D" all zones are unused.

In dry months the irrigation system is set to run once a week. (As of May 1, 2026 PRG A/zones 1-9 are set to 26 minutes each, per Pinellas County drought restrictions.)

The "PRG B" is set with only zone 10 for the pump to send water from the lake to the pond, simultaneously running the pond fountain. This is set to run daily from 9 a.m. to 5 p.m. DST, and 9 a.m. to 7 p.m. EST. (As May 1, the fountain will only be on from 2 p.m. to 4 p.m., per Pinellas County drought restrictions and as to not overflow the pond over the spillway into Alligator Lake during the months the pond is treated for growth.)

When the pond water level is too low, the controller can be reset manually to "PRG B" zone 10 to run for 10 hours daily until the water level is filled to a level where it trickles off the spillway. However, it must be reset to run daily for 8 hours once the desired water level is reached.

Schedule of Operation:

The sprinkler watering schedule is fluid and varies seasonally depending on rainfall:

Mar 1-May 31: Set to auto run on Fridays 0:00 a.m.

June 30-Sept 1: Set to auto run on Tuesdays 0:00 a.m. & Saturdays 0:00 a.m.

Sept 1-30: Set to auto run on Saturdays 0:00 a.m.

Oct 1-Oct 31: Set to auto run on Tuesdays 0:00 a.m. (if weather is rainy)

Nov 1-Mar 1: Turn off sprinklers for "PRG A" zones 1-9 unless it's a dry year, then use June-Sept times.

Hunter Irrigation controller:

(Note: “PRG A” zones and “PRG B” timers set specifically by CutRite):

Set Program A only (PRG C, PRG d are unused)

PRG A Zone # Times to Water Sprinkler Location

1. 60 back of B7/107-103 grass to lake
2. 30 front of B7/104, and side 101 and 102 grass
3. 30 front of B7/105, and left of B7 front door
4. 30 front of pool shed (spaces 107-108, 206, 208) and front of B7/105 pond side of grass
5. 30 back of B9/102 to back door
6. 60 front of B9/101 and palms to front door
7. 30 front of B9/101 to front door on bldg. side
8. 45 back of B9/107 to pond
9. 30 front of B9/in front parking spaces & Arlie Ave. grass above parking spaces

PRG B Zone # Minutes to Water Location:

Set to 480 minutes for lake water to fill the pond and run the fountain.

****NOTE:** Whenever the power goes off to B1007, the Hunter irrigation controller will lose the YR/Mo/Day/Hr, and will manually need to be reset.

The Hunter irrigation controller and motor are mounted on a platform at the edge of lake/shoreline in front of B7/101, in front of the clump of trees/bushes.

Instructions are on the inside left panel of the unit, and handwritten instructions are underneath those instructions – be sure to check all PRG and zones are set per the handwritten instructions and have not been lost due to the power loss.

Set:

1. Open Hunter unit front panel to reveal the setting and instructions.
2. Move dial to “Date/Time”: Set Year by pushing the + button, then ^ up button to set the year. Next push the -> button to get to the month, use the + button to set the month. Next push the -> button to get to the day, use the + button to set the day. Next push the -> button to get to the AM/PM or 24hr, use the -> button to set to 24hr mode.
3. Move dial to “Run Times”: push “PRG” till see capital “C”, use -> button to set OFF. push “PRG” till see small “d”, use -> button to set OFF. push “PRG” till see capital “A”, use -> button to set zones 1-9 as per the times above, push “PRG” till see small “b” and set only zone 10 to the time set above. Set “PRG A” zones 11-16 to OFF using the -> and

v/down buttons. Be sure “PRG b” zones 1-9 and 11-16 are set to OFF using the -> and v/down buttons.

4. Move dial to “Water Days”: push the “PRG” button to A, set to water W and S. Use the -> button to move through the days, and + button to set. Days with nothing shown above will not get water, days with a raindrop will get water.
5. Move dial to “Start Times”: set to 00:00 for “PRG A” only. (Push “PRG” to check C, d are all OFF.) (or 12:00 a.m. if set for am/pm vs 24 hours)
6. Move dial to “Start Times”: set to 09:00 for “PRG b” only.
7. Move dial to “RUN” (*NOTE: during heavy rainy season, move dial to “SYSTEM OFF”)

NOTE: If you want to run water from lake to pond only:

1. Set “PRG A” to OFF by moving the dial to “Start Times” push + of -/minus to set OFF. “PRG b” zone 10 should already be set, but if it is not, then push “PRG” till see “PRG b”, push -> thru zones 1-9 (be sure these are 0), push + of -/minus to set OFF; then -> to zone 10 and push + to set ON to start from 9 a.m. daily. Move dial to “RUN TIMES” for “PRG b” zone 10 only to run for 8 hours by pushing +. Then return dial to “RUN”.

The breaker switch pair labeled “pond pump/sprinklers” is located in building 1007 inside the laundry room. NOTE: This breaker switch should be turned off before a hurricane.

Points of Contact:

Cut-Rite (irrigation system and pond fountain) Dennis Halenkamp (727) 542-6049

Donna Biziak (onsite POC for irrigation issues) (510) 290-9362

Board of Directors

Pond fountain:

The pond fountain is tethered by four cords secured to the side of the pond. Moving the fountain requires two people on opposite sides of the pond to pull one side then the other to bring the fountain to the bank. The water is fed to the fountain by a pvc pipe that runs from the northeast corner of the pond to the fountain and is anchored to the bottom of the pond with cement blocks.

The breaker switch pair labeled “pond pump/sprinklers” is located in building 1007 inside the laundry room. NOTE: This breaker switch should be turned off before a hurricane.

Points of Contact:

Cut-Rite (irrigation system and pond fountain) Dennis Halenkamp (727) 542-6049

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Pond aerators:

The pond has 4 electric aerators installed at various spots in the pond which create bubbles to help aerate the water. Currently, only 2 of the 4 aerators are operable. The power for these is located on the bank of the pond near building 1007, unit 108 under the fake rock next to the green mushroom cap light fixture. The aerators are set to run from dusk until dawn since they are also on the timer for the exterior lighting system. The timer is located in the building 1007 laundry room.

The breaker switch labeled aerators is located in building 1007 inside the laundry room.

NOTE: This breaker switch should be turned off before a hurricane.

Points of Contact:

Donna Biziak (510) 290-9362

Board of Directors

Pool shed access:

The pool shed lock combination: 9911. The combination is only meant for board members and should not be given out to residents.

Point of Contact: Board of Directors

Pool:

The pool is serviced by “Your Pool Care” and is cleaned 3 times a week on Monday, Wednesday, and Friday. It is often cleaned after a major rainstorm as well.

“Your Pool Care” maintains the water level of the pool. The water level in the pool should always cover the filter covers on the pool rim ledge.

Note: The water should NEVER be drained from the pool in advance of a hurricane or major storm.

Points of Contact:

Your Pool Care- Your Pool Care- Kyle (727) 410-1182

Board of Directors

Pool lights:

The pool lights should be kept on from dusk to dawn and need to be adjusted for DST and EST times. Your Pool Care will adjust the timers as needed when requested by the Board of Directors.

Procedure to change the time of day on the device IF NEEDED:

- a. CAREFULLY unscrew and pull the center yellow dial and turn slowly to the current time and push it back and screw it back in (DO NOT overtighten).
- b. The duration is set in 20-minute increments. For example, to set the device to start at 6 p.m. move the right clip CAREFULLY using pliers to 6 p.m.
- c. To set the timer to turn off for example at 5 a.m., move the bottom left clip CAREFULLY using pliers to 5 a.m.
- d. Next set the silver lever just below the yellow dial to OFF, as this allows it to run in auto run mode.

NOTE: The breaker for the pool lights is located in the shed and is labeled “pool lights”. This breaker should be turned off before a hurricane or major storm. and the plug to the GFI should be removed.

Points of Contact: Your Pool Care- Kyle (727) 410-1182
Board of Directors

Landscaping:

M&M Specialty Services mows the lawn, does the edging, weeds the gardens and trims the bushes and trees. Trees and bushes are trimmed to a maximum of 6’ to 7’ off the ground. The mowing and edging is done weekly on Wednesdays, though the frequency depends on the time of year.

Frequency:

May 1 - September 30: Weekly

October 1 - November 30 and April 1-30: Mowing as needed, but not less than every two weeks.

December 1 - March 31: Mowing as needed

Edging and trimming is to be performed every other visit and weeding shall be performed each time the property is mowed. Beds shall be serviced to remove weeds at least every other visit. Residents should NOT make special requests to the gardeners; all requests should be communicated to the Board of Directors.

Points of Contact:

M and M Specialty LLC- Javier (727) 657-8531

Board of Directors

Treating trees and bushes for fungus and pests:

The large gardenia on the lake side of building 1007 is sprayed with malathion in the spring before the flowers start blooming. M and M Specialty Services is NOT responsible for doing this. To control the white fly infestation which causes the black mold coating on the leaves and harms the blooming of the plant a malathion spray is used, and smells for a day or two. **Residents will be informed prior to the spray application.**

Every year the crepe myrtles are attacked by powdery mildew fungus. As it appears, it needs to be sprayed. A hand sprayer can be used with a water solution of 1/4 cup Dawn liquid detergent in a gallon of water. If it is not controlled the new shoots die and there are no flowers. M and M Specialty LLC is NOT responsible for treating these trees and plants or any other vegetation and this must be done by a resident.

Point of Contact: Board of Directors

Red Ant Control:

There are large fire ant mounds around building 1007. The entire area around building 1007 is treated with granules which are watered in. **Residents will be informed prior to application.** Residents and pets should stay off the treated areas for at least 24 hours. The active mounds are also baited annually.

Points of Contact: Top Notch Pest Control- (813) 616-8026

Board of Directors

Trimming palm trees:

The palm trees should be trimmed annually, preferably during May or June prior to hurricane season, but definitely before August. Palm trees must be trimmed at the 9 o'clock 3 o'clock position for the health of the tree and in accordance with city ordinance.

Points of Contact: Monster Tree Service of Pinellas County (727) 205-8652

Aidens- Contact M and M Specialty Services- Javier (727) 657-8531

Board of Directors

Exterior lights:

There are several types of lighting fixtures on our grounds: sconces on the exterior of the buildings, parking lot globe lights, globe lights on poles, and mushroom cap type lights. The exterior lights should stay on from dusk until dawn, adjusted for DST and EST times.

- Sconces: Buildings 1007 and 1009 sconces are powered by a solar unit which is located on the roof corner above the front entry door. The solar eye is on the left wall before the front entry door near the light sconce.
- Parking lot lights:
 - The parking lot lights on the edge of the parking lot by the retaining wall are controlled by an electronic eye on the retaining wall and automatically stay on from dusk until dawn.
 - Parking lot lights on the ground (both globe and mushroom) are on a timer located in the building 1007 laundry room. The timer for these parking lot lights needs to be manually set or changed depending on the time of sunset and sunrise.
 - This timer device is very sensitive and only a board member or Donna Biziak should set it. To change the time of day on the device:
 1. CAREFULLY unscrew and pull the center yellow dial and turn slowly to the current time and push it back and screw it back it (DO NOT overtighten).
 2. The timer is marked in 20-minute increments. To set the timer to start at 6 p.m. use pliers to CAREFULLY move the top right clip to 6 p.m.
 3. To set the timer to turn off at 5 a.m. use pliers to move the bottom left clip CAREFULLY to 5 a.m.
 4. Next set the silver lever just below the yellow dial to OFF as this allows it to run in auto run mode.
- NOTE: The tall umbrella tree on the left of building 1007's front entry door should be cut every year so it doesn't block the operation of the electric eye located on top of the building in that same area.

Points of Contact: Donna Biziak (510) 290-9362

Board of Directors

Interior lights:

The interior hallway lights remain on at all times, unless all electrical power is lost, at which time the emergency lights attached to the EXIT signs should go on. There is a breaker in the laundry room inside each building labeled “hall lights” which should be left on. There is a manual power switch for the light above the mailboxes in each building which can remain off or flipped on as needed.

Point of Contact: Board of Directors

Spare parts for light fixtures and exit signs:

There are replacement light bulbs in building 1007's second floor storage room, as are tools and several electric eye replacements. There are three electric eye controls: the exterior building lights at 1009 & 1007 plus the parking light globes. There are 3 spare EXIT signs stored in Building 1007 in the second-floor storage room.

Point of Contact: Board of Directors

Fire alarms:

As of 2026, the fire alarms are inspected annually in the month of September by Cintas. Cintas also checks the fire extinguishers in each building and checks for proper operation of the EXIT signs. If the battery backup is dead, a replacement battery must be ordered, though Cintas will not replace the battery.

The building alarms do NOT send an alert to the Fire Dept. In the event of a fire:

1. Pull the fire alarms to alert your neighbors.
2. Call 911 to report the fire to the Safety Harbor Fire Dept.
3. Cintas is notified there's an alarm, but Cintas will NOT call the fire dept.

Note: This is the original fire alarm system and there are wires underground leading from the alarm panel to the horns and strobes on the outside of the buildings. Because the wires are buried, the fire alarm in building 1009 has a tendency to go into a fault mode after it rains. The alarm can be silenced and Ameri-Tech should be called. This has been an ongoing problem since 2025.

Points of Contact:

Ameri-Tech (727) 726-8000

Cintas Fire Protection (813) 448-3053

Board of Directors

Cleaning service:

The breezeway halls and laundry room are cleaned monthly. The cleaning service also empties the trash can and ashtray at the pool.

Points of Contact:

Always Professional Cleaners- Alexis (727) 900-6213

Board of Directors

Trash Collection:

Trash and recycling dumpsters are emptied on Mondays, Wednesdays, and Fridays

Point of Contact: Board of Directors

Washers and dryers:

As of 2025, we have used Appliance Specialty to repair the equipment. Appliance Specialty will not bill Ameri-Tech. Payment must be made at the time of service (credit card or check). The person paying the invoice can fill out a reimbursement form and submit it to Ameri-Tech for payment. If any of the coin boxes need to be opened, contact Donna Biziak in building 1007, unit 205.

Currently, Donna Biziak empties the coins from the machines by the 1st of the month. The coins are taken to her personal bank who writes out a cashier's check for the amount that is payable to Sandal Cove 2 for Laundry Income. The check is then taken to Ameri-Tech's accountant.

Points of Contact: Appliance Specialty (727) 441-8172

Donna Bizaik (for coin removal and deposit) (510) 290-9362

Board of Directors

Water shutoff valves:

Many units have a main water shutoff valve attached to their hot water heaters. For those who do not, there are building shutoffs and city-to-building shutoffs.

Each building has 2 shutoffs, located outside on the ground in front of each building (south side). Each shutoff affects half of the building, divided by the breezeway as follows:

- One shutoff is located on the ground outside building 1007 (covered by the black box with the green lid) between units 106/108 and it has a valve to shut off the water to units 105, 106, 107, 108 & 205, 206, 207, 208.
- The second shutoff is also located on the ground outside building 1007 (covered by the black box with the green lid) between units 102-104 and it has a valve to shut off water to units 101, 102, 103, 104 & 201, 202, 203, 204.
- Building 1009 has a similar setup to the one outlined for building 1007.

Procedure for shutting the water off:

If water needs to be shut off to either the whole building or a portion of the building, **the resident should provide at least 24 hours advance notice of the date, time, and duration the water will be shut off.** This should be done by posting a note on the doors of the residents affected. Ameri-Tech and the President of the Board of Directors should also be notified via email. If the entire building needs to have the water shut off or if the shutoffs are not working, there are city-to-building shutoffs located on the grassy area near the fire hydrant in front of building 1003 of Sandal Cove I. A special tool is needed to shut off the water, this tool is something that plumbers carry.

Point of contact: Board of Directors

7th street park lights (park on the opposite side of Alligator Lake):

The park lights should be turned off by 11 p.m. If the lights stay on past 11:00 pm, contact the Parks & Maintenance office.

Point of contact:

Parks and Maintenance: (727) 724-1558.

Boaters or jet skiers within the bird sanctuary on Alligator Lake:

The limits of the bird sanctuary in the lake are marked by the pilings with the signs on them. Anyone boating within the boundary is in violation.

Point of contact:

Pinellas County Sheriff's office: (727) 582-6200

Injured animal or bird:

Points of contact:

Helping Wildlife- (727) 365-4592

Florida Wildlife office- (407) 275-4150 or (215) 962-8814

HURRICANE PREPARATION:

Hurricane Prep: Pond Water:

There is a 2-prong electrical breaker for the irrigation controller that adds water to the pond from the lake, located in Building 1007's laundry room, labeled "pond pump/sprinklers" that should be turned OFF before each hurricane or major storm to prevent the pump motor from burning out.

NOTE 1: The sprinklers are on this same breaker pair, so sprinklers will not run.

NOTE 2: Be sure to turn the breaker pair back on a few days after the storm has cleared, then reset the Yr/Mo/Day/Time on the irrigation controller.

Points of Contact:

Board of Directors

Donna Biziak (510) 290-9362

Hurricane Prep: Pool chairs & tables:

Strap down all chairs and umbrellas with bungee cords or zip ties to the gate posts. Turn the tables over and if possible, strap or ziptie to the gate posts.

Points of Contact:

Kris Kellog (727) 725-4330

Donna Biziak (510) 290-9362

Board of Directors

Hurricane Prep: Aerators:

Turn off the breaker switch labeled "aerator" in building 1007 laundry room. Unplug the power cable running from the power outlet located on the grass next to the rock and mushroom-cap light facing building 1007, unit 108.

Cover the outdoor receptacle to prevent water damage.

Points of Contact:

Donna Biziak (510) 290-9362

Board of Directors

Hurricane Prep: Pool: pool lights and motor:

Turn off the breaker switches labeled “pool motor” and “pool lights”, in the pool shed.

Points of Contact:

Donna Biziak (510) 290-9362

Board of Director

Hurricane Prep: Sprinkler System:

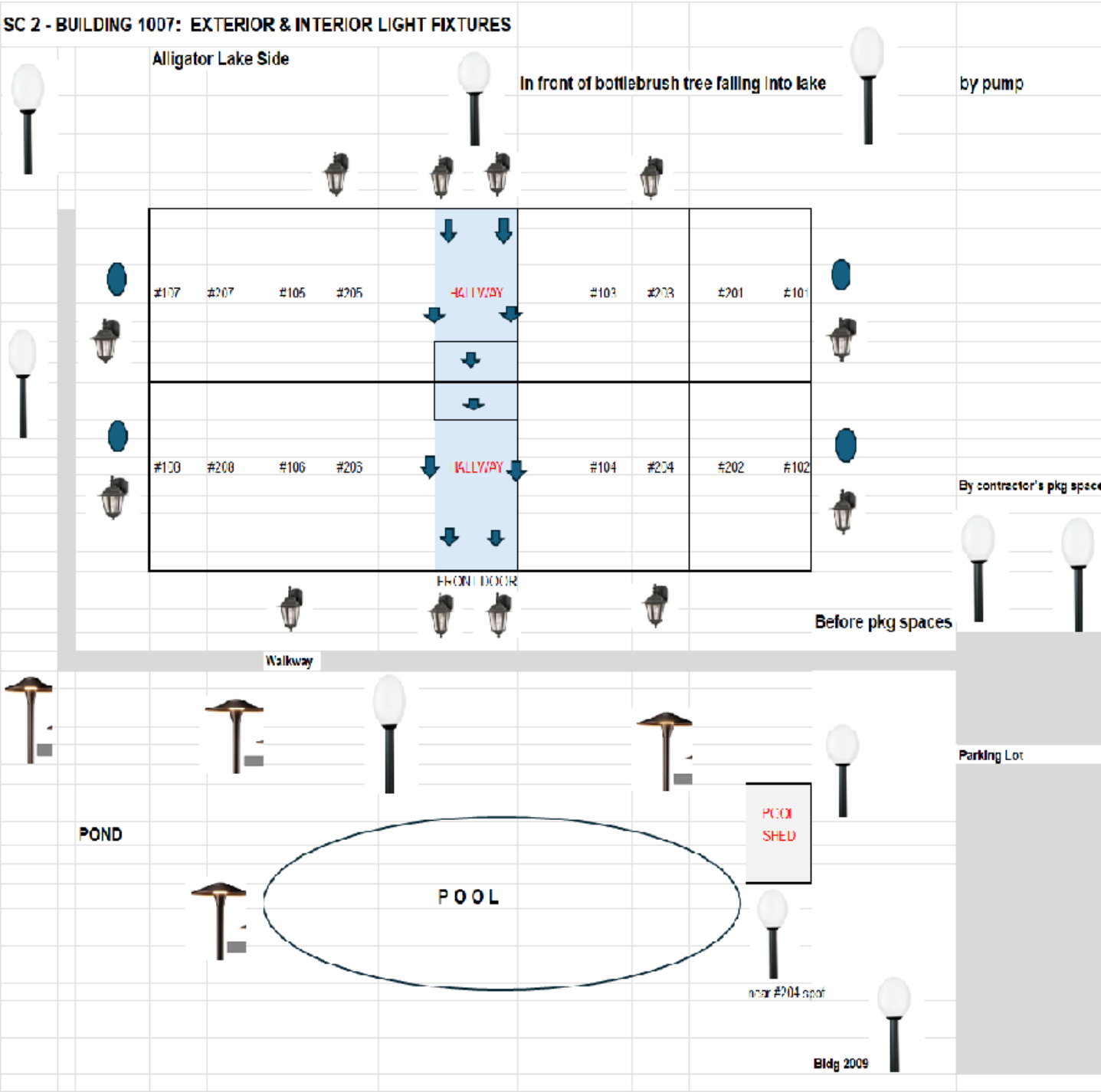
Before any hurricane or major storm, turn off the sprinklers and pond fountain pump by setting the Hunter irrigation controller to “SYSTEM OFF” and turn off the electrical breaker switch that runs the unit. The breaker is in the building 1007 laundry room and is labeled “pond pump/sprinklers”.

Whenever the electrical power goes off in building 1007, the controller will lose the Yr/Mo/Day/Hr schedule and will need to be manually reset. The instructions to do so are on the inside left panel of the controller. Be sure to check all “PRG”s and set the zones per the handwritten instructions, but only if the codes were lost.

Addendum: SC2 and SC1 Aerial View



ADDENDUM: Lighting fixtures of SC2



SC 2 BLDG 1007 - INVENTORY OF ALL LIGHTING FIXTURES

EXTERIOR:



Solar powered wall sconces - Total = 12

NOTE: lights came on at dusk (til dawn)

- 2 wall sconces at entry into Bldg 1007 facing Pool & Pond
- 2 wall sconces at entry out of Bldg 1007 facing the Lake
- 2 wall sconces on Bldg 1007 by 1/1 corner units #101 and #102
- 2 wall sconces on Bldg 1007 by 1/1 corner units #107 and #108
- 2 wall sconces in front of Bldg 1007 by 2/2 units facing Pool & Pond
- 2 wall sconces in back of Bldg 1007 by 2/2 units facing the Lake



Ball Lights on Poles - Total = 8

NOTE: lights were on at dusk (til dawn)

- 3 in back of Bldg 1007 by Alligator Lake
- 3 in parking lot areas by Bldg 1007 (in front of #102, 1 near shed & 1 by Contractor's parking space)
- 1 in front of Bldg 1007 entryway
- 1 in middle of corner units between Unit #107 and Unit #108



Recessed Lights. Total = 4

- 1 recessed light under roof of each of the 4 corner 2nd floor units (#201 & #208 are out)



Short "Mushroom Cap" lights. Total = 4

- 1 short light on pathway by pond by Bldg 1007 after Unit #106 en route to corner units #108/#208
- 1 short light on pathway by pond by unit Bldg 1007 Unit #108 en route to corner units #108/#208; path winds around the corner the back toward lake
- 1 in front of Pool by Bldg 1007 across from Unit #104.
- 1 in between pond and pool

INTERIOR:

(see arrows in diagram)

7 square ceiling lights; 2 by windows of both ends of hallway, 1 in middle of both 2/2 units

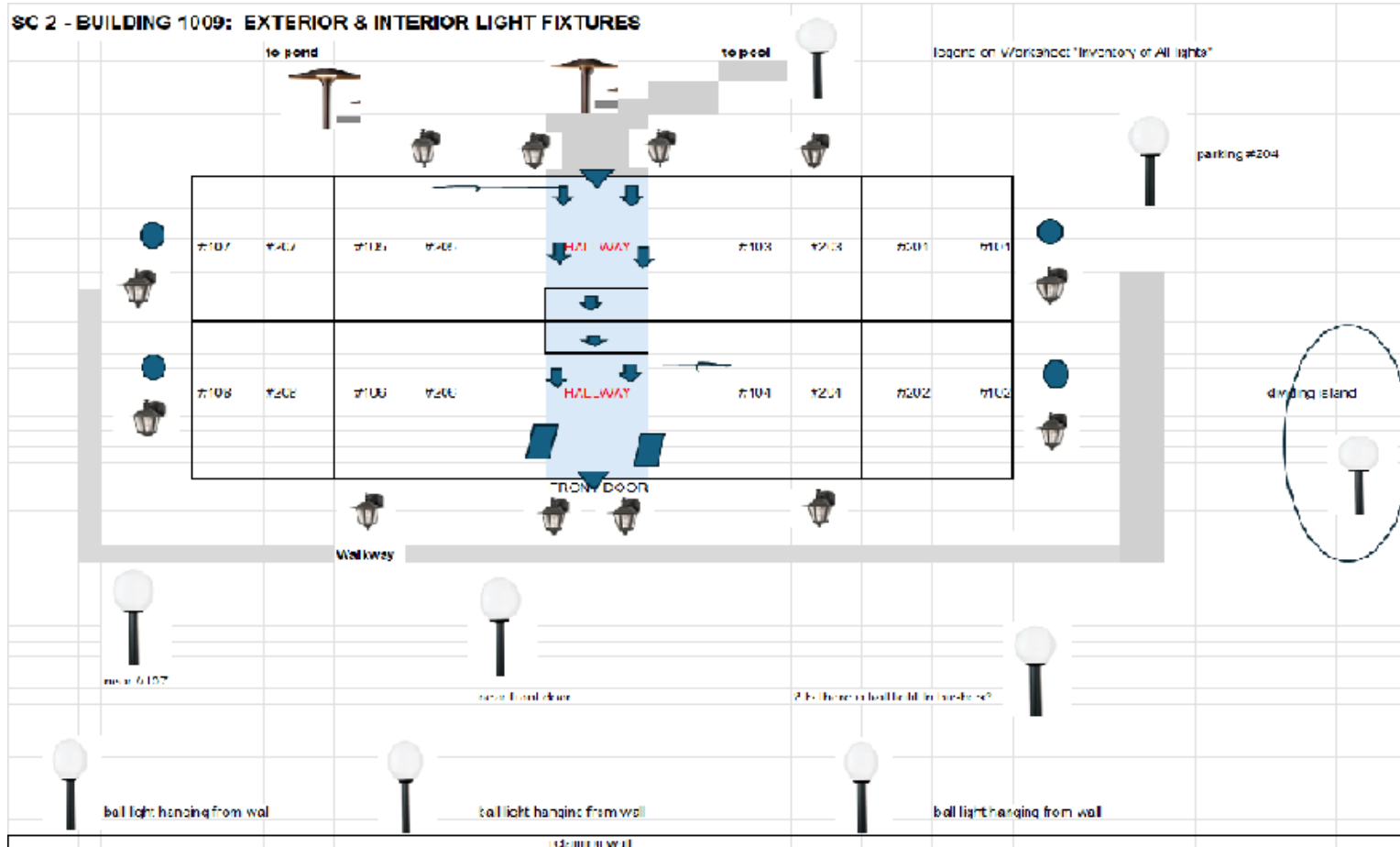


TOTAL = 11. (1st floor only has 5 ceiling fixtures)

2 small sconces affixed to the middle walls in both sides of stairway halfway down on landing

1 light with manual on/off switch illuminating mailboxes

SC 2 - BUILDING 1009: EXTERIOR & INTERIOR LIGHT FIXTURES



SC 2 BLDG 1009 - INVENTORY OF ALL LIGHTING FIXTURES

EXTERIOR:



Solar exterior powered wall sconces - Total = 12

NOTE: lights come on at dusk (til dawn)

- 2 wall sconces at entry into Bldg 1009 facing Pool & Pond
- 2 wall sconces at entry out of Bldg 1009 south parking lot
- 2 wall sconces on Bldg 1009 by 1/1 corner units #101 and #102
- 2 wall sconces on Bldg 1009 by 1/1 corner units #107 and #108
- 2 wall sconces in front of Bldg 1009 by 2/2 units facing Pool & Pond
- 2 wall sconces in back of Bldg 1009 by 2/2 units facing south parking lot



Ball Lights on Poles - Total = 8 or (9th in bushes toward island??)

NOTE: lights come at dusk (til dawn)

- 1 on rear sidewalk facing pool & pond of Bldg 1009
- 3 in parking lot areas by Bldg 1009 (on wooden poles attached to wall)
- 1 in front of Bldg 1009 entryway
- 1 in middle of corner units between Unit #107 and Unit #108
- 1 on island between SC1 & SC2
- 1 in grass near parking spot 204



Recessed exterior Lights. Total = 4

not sure if any work on not, need to check all lighting at nighttime



Short "Mushroom Cap" lights. Total = 2

- 1 near pond of Bldg 1009, in bushes near reserve separation
- 1 in walkway to pool from Bldg 1009

INTERIOR:

(see arrows in diagram)



4 square ceiling lights; 2 by windows of both ends of hallway on 2nd floor, none on 1st floor
(1 on north and south side have hanging extension cord connected, probably for vacuum cleaning)



2 sconces affixed to the middle walls in both sides of stairway halfway down on landing, **diff from**

1 light with manual on/off switch illuminating mailboxes



light scones (not seen in B1007). Total = 2

2 light sconce on wall between condo unit doors, not on ceiling



2 (one at each door, front & back) hanging pendant lights (**different from B1007**)



1 light on exterior of Bldg 1009, like a spotlight (**not seen in B1007**)

Addendum: Miscellaneous SC2 features

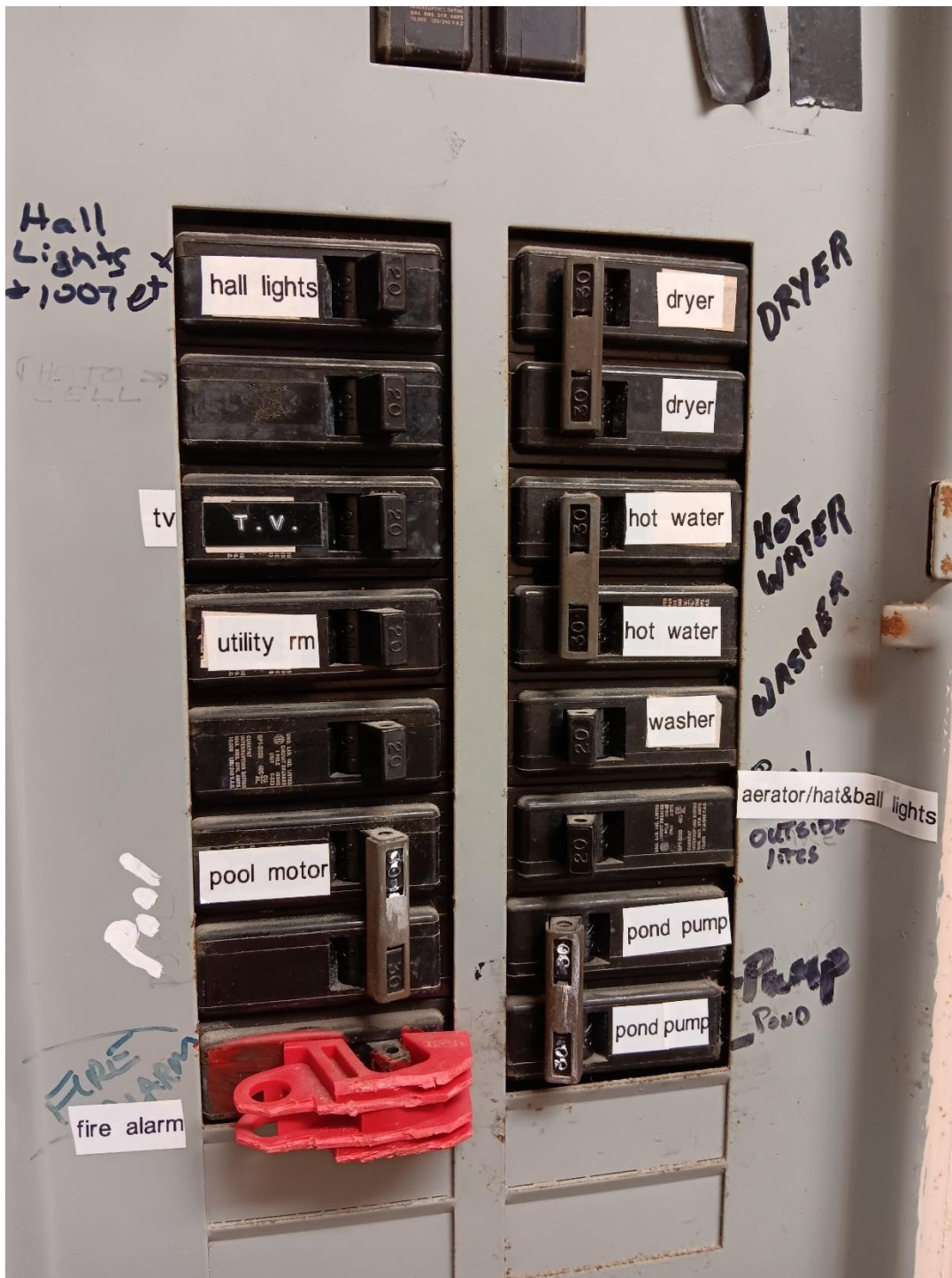
City to Buildings Shutoffs:



SC: water shutoff under black box with green lid (2 per B1007 and 2 per B1009):



B1007 power electrical breaker (in B1007 laundry room):



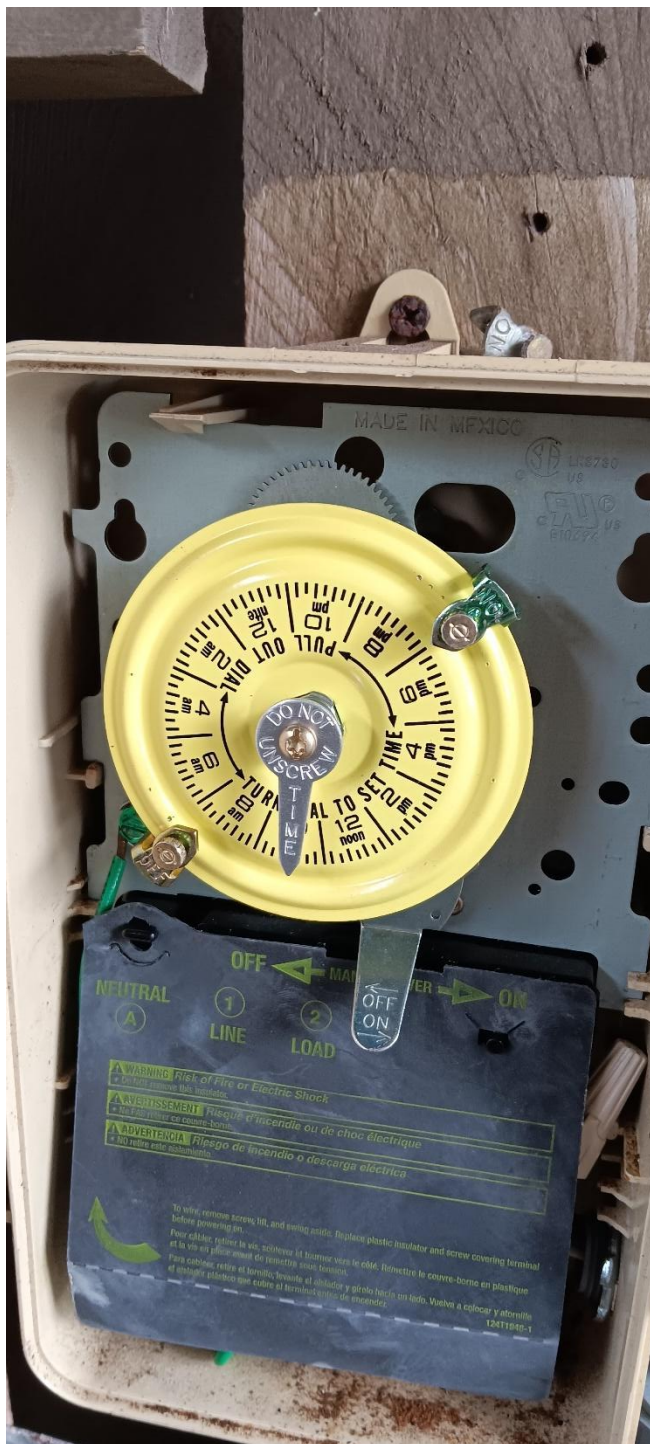
SC2 timer for Globe lights & aerators (in B1007 laundry room):



Pool Shed (Left to right: pool light timer, electrical breaker, and unused fountain timer):



Pool light timer:



Pool Shed: pool well:



Pool shed: overflow.

To release pool water from the pool into the pond (after huge rains), turn the RED lever so it is flush with pipe. Monitor pool water level till water covers the filter covers on the pool rim ledge (should only take 2-5 minutes).



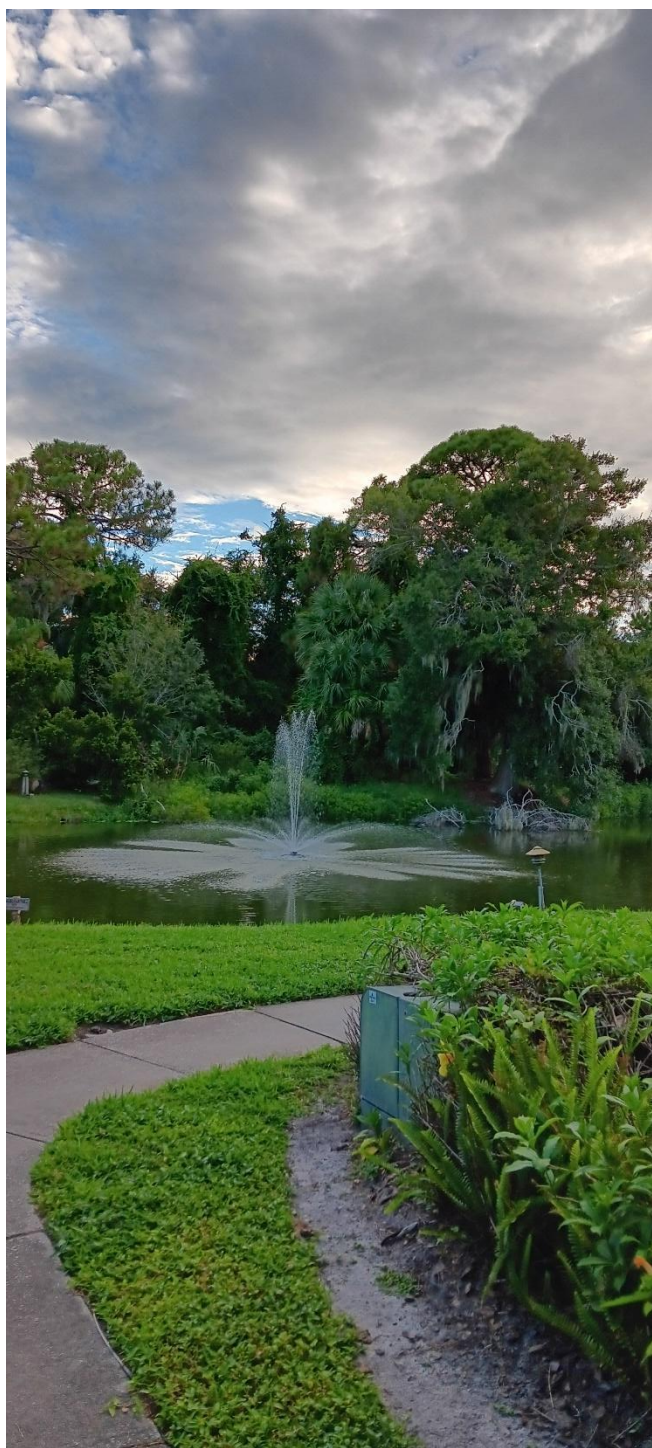
SC2 spillway from pond to Alligator Lake (shown with new pilings installed and water level LOW):



SC2 spillway (shown with water flowing over the edge):



SC2: Pond fountain:



SC2: Cable junction box (lake side of B1007):

