

Sandal Cove Condominium II Association, Inc.

MEETING MINUTES

ASSOCIATION MEMBERS & BOARD

MATERIAL ALTERATION MEETING & VOTE

Thursday, December 12, 2024, 4:00pm

Ameri-Tech Office and Zoom

Called to Order by Christine Hunt.

The chairperson was Community Manager, Jenny Kidd, LCAM.

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1. A Quorum of the Membership of the Association was established.

A Quorum of the Board of Directors was established.

Present: Christine Hunt, Greg DeCosmo, Via Call In: Cynthia Dominick.

2. Proof of Notice established.

3. Discussion to change frame construction of screening from wood to aluminum.

Open floor Discussion and Questions answered:

- 1009 owner up, and one downstairs installed aluminum frames; look for example.
- Aluminum lasts about the same as wood. The cost of wood has doubled.
- Eventually, either will need painting and maintenance.
- When the bad wood beams of each porch are replaced/guard rails installed (2nd floor), Owners may want to move quickly to install new screen frames/screening.
- Discussion re: factors to think about in decision making to install screens inside or outside the wood beams.
- The first story porches have a lot of rotted wood on the horizontal floor beam due to rain conditions there. We have been advised to switch those bottom beams to aluminum. This is another good reason to employ aluminum for screening attachment. Adding a kickplate would also help avoid the splash-back.
- Association Documents state Owners are responsible for their unit's screening.
- Maintaining a consistent look is required.
- Common areas screening currently is not in bad shape & no wood beams look bad.

There were requests from the floor to receive more detailed information before they make their final voting decision on the material for screen frame material.

This vote requires 24 of all the Owners of 32 units to pass. If it does not pass, we cannot universally install preferable aluminum with spline framing.

Request was made by Owners to recess and reconvene after receiving more detailed information to eliminate their confusion.

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Jenny explained that process: Use of the same Proxy page, with Members' ability to change an original Yes or No Vote to **Allow the change from wood to aluminum frames for screen construction in the Association**. The meeting shall be held whether or not any votes change.

- Questions re: which decisions the Board makes vs. Membership votes. See "Documents" on our Website for complete information. Sandalcove2.org.

- Requests from Members to recess and reconvene was acceptable to everyone.

Christine motioned to recess this meeting until January 2, 2025, at 4:00pm.
Greg seconded; Cynthia agreed. Motion carried. Adjourned 5:29pm.

Future Planning: Meeting Schedule:

12/12/24 4:00pm (5:30pm) Board Meeting re: Special Assessment

01/02/25 4:00pm Membership Meeting Reconvened re: Material Change Vote

01/30/25 4:00pm Annual Meeting