

Sandal Cove Condominium II Association, Inc.

MEETING MINUTES

BOARD of DIRECTORS

SPECIAL ASSESSMENT MEETING

Thursday, December 12, 2024, 4:00pm

Ameri-Tech Office and Zoom

Called to Order at 5:29pm by Christine Hunt.

The chairperson was Community Manager, Jenny Kidd, LCAM.

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.

Proof of Notice established.

Greg provided background information on the Wood Beam/Railing project for which this Special Assessment is needed. Topics included:

- The Board had considered full aluminum horizontal rail and slats.
- Safety glass, plexiglass for safety rail.
- Tried self-installed slats from Home Depot; those wouldn't work here.
- Decided on aluminum rails (square or round) attached to wood beams.
- We had an engineer design safety railing per code. The contractor will fabricate the rails from those specifications and drawings.
- First step: Replacing old horizontal & vertical wood beams as needed. When a horizontal beam is in good condition, it will be used and moved upwards 6". Second step: pre-made (by contractor) 42" high aluminum safety rails get secured to wood, leaving a small space at the bottom.
- The contractor's proposal gives the specific costs for the railing part. The wood part will be costs of materials plus labor billed per man-hour. There is no way of knowing how many beams can be saved until they start the hands-on process.
- This project has been discussed, researched, and planned for a year. We have a contractor eager to begin, but we will need to provide the down payment first.
- Amounts due: 1 BR units \$3,340.95 and 2 BR units \$3,896.81.

2. Board vote and approval for Special Assessment of \$115,804.29 for building repairs. Christine Motioned to pass a Special Assessment of \$115,804.29 to be paid on 1/1/25. Any unspent monies left at the end of the project will be deposited to the deferred maintenance account. Greg seconded the motion; Cynthia agreed. Motion passed.

3. Assessment will be payable on January 1, 2025.

4. Adjournment: Christine Motioned to adjourn. Cynthia seconded; Greg agreed. Motion carried. Adjourned 5:53pm.

Jenny subsequently provided updates on ongoing projects.

Future Planning: Meeting Schedule:

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

01/30/25 4:00pm Annual Meeting