

SANDAL COVE II ASSOCIATION, INC.

Board of Directors Meeting Minutes

Date: Tuesday, December 2, 2025

Time: 4:06 PM – 6:00 PM

Location: Ameri-Tech Offices and Zoom

Community Manager: Angela Johnson, LCAM (Ameri-Tech)

Secretary: Cynthia Dominick

Meeting #1 – 2026 Budget Adoption and Rollover Funds

Call to Order: The meeting was called to order at 4:06 PM.

Board Members Present:

- Bob Wilson
- Cynthia Dominick
- Tony Dale
- Walt Plagg
- Rhea Clunan (Via Zoom)

Proof of Notice: Notice of the meeting was posted on the association bulletin board and distributed electronically in accordance with Florida Statutes and the Association governing documents.

Member Quorum: A total of 21 unit votes were represented. A quorum of the membership was achieved.

Purpose: Adoption of the 2026 annual budget and approval of the rollover of excess funds to the next fiscal year's operating expenses.

Motion: Tony Dale moved to approve the 2026 annual budget and to roll over excess funds.

Second: Cynthia Dominick

Vote: Motion passed unanimously.

Adjournment: The meeting adjourned at 4:09 PM.

Meeting #2 – Continuation of Duly Noticed Board Meeting: Refurbishment Project Workshop and Contractor Selection

This meeting was a continuation of the duly noticed Board of Directors meeting held earlier the same day.

Call to Order: The continuation meeting was called to order at 4:10 PM.

Proof of Notice: Notice of the meeting was posted on the association bulletin board and distributed electronically in accordance with Florida Statutes and the Association governing documents.

Purpose: Workshop discussion regarding the Refurbishment Project and consideration of contractor selection, as requested by Board Member Bob Wilson.

Workshop Session: A workshop discussion was held regarding project scope, contractor proposals, and related refurbishment matters. No formal action was taken during the workshop discussion.

Contractor Selection Motion: Walt Plagg moved to approve Halenkamp Construction and to authorize the proposed contract to be finalized and submitted to legal counsel for review prior to final execution.

Second: Tony Dale

Vote: Motion passed. Bob Wilson opposed.

Adjournment: The meeting adjourned at 6:00 PM.