

Sandal Cove Condominium II Association, Inc.
MEETING MINUTES
ANNUAL ASSOCIATION MEETING & ELECTION OF DIRECTORS

Thursday, January 30, 2025, 4:00pm

Ameri-Tech Office and Zoom

Page One (of 2)

- 1. Meeting called to Order at 4:13pm** by Christine Hunt
- 2. Chairperson Appointed.** Chair, Angela Johnson; Co-chair, Jenny Kidd
- 3. Proof of Notice was established.**
- 4. Proxies were Certified & Quorum was established.**
2024 Board Present: Christine Hunt, Greg DeCosmo, Cynthia Dominick.
- 5. a. Approve Minutes of last (Annual) meeting of 4/2/2024.**
Reading of last Annual Minutes waived. Greg **Moved** to Approve Meeting of 4/2/2024; Christine **seconded. Motion carried.**
- 5. b. Approve Minutes of last two meetings of 1/2/2025.**
Material Alteration Membership Meeting Minutes:
Greg **Motioned**; Christine **seconded. Motion carried.**
Board of Directors Meeting Minutes regarding the Wood/Railing Project:
Page two, item # 6, was read aloud. Information requested from a Member.
Project contractor was told by someone that he should replace all the wood, regardless of wood's condition. Greg asked the Members' present if they are still on board with the plan to replace only the wood which is questionable. Members unanimously replied, yes. Greg requested today's Minutes reflect Members' approval of our original plan.
Greg **moved to approve the Minutes**; Cynthia **seconded. Motion carried.**
- 6. Candidates** (Reah Clunan, Anthony Dale, Greg DeCosmo, Cynthia Dominick, Christine Hunt, Bob Wilson) **state they Have Read and do Agree to Abide by the Association Documents.**
- 7. Election of Officers**
- 8. Motion to close Ballot Box.** Cynthia **Motioned**; Christine **seconded. Motion Carried. Three Non-Candidate Members volunteered to Count the Ballots.**
Ballots were read aloud and recorded in duplicate.

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9. Reports of Officers and Open Forum

Page Two (of 2)

- The pump for pond & irrigation has a new motor & the platform raised.
- Updates given for ongoing repairs & proposals.

10. Unfinished Business

Problem continues with people smoking on lanais. Angela has experience with this issue. She will review; depending on her findings, we may ask the attorney to advise on possibly changing our documents.

11. New Business

- a. **Election Results** Tabulations read aloud by Jenny Kidd.
- b. **Seating of New Board:** (Five of six nominees with the most votes)
Rhea Clunan, Tony Dale, Greg DeCosmo, Cynthia Dominick, Christine Hunt.
- c. **Open Forum**
Questions addressed re: the wood product, ordering & delivery time estimates.
Q&A reiterating building code requirements as they relate to our project.

12. Adjournment

Christine **Motioned** to adjourn; Cynthia **seconded**. **Motion carried. Adjourned 5:25**

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

1. Call to Order 5:25pm

2. Angela Johnson shall be Chairperson

3. Appointing Officer Positions

- (1) Christine nominated **Greg DeCosmo** for **President**. Cynthia **seconded**. All in favor.
- (2) Rhea nominated **Tony Dale** for **Vice President**. Greg **seconded**. All in favor.
- (3) Christine nominated **Rhea Clunan** as **Treasurer**. Tony **seconded**. All in favor.
- (4) Cynthia nominated **Christine Hunt** as **Secretary**. Greg **seconded**. All in favor.
Cynthia Dominick shall be **Director at Large**. All in favor.

4. Adjournment

Greg **Motioned** to adjourn; Christine **seconded**. **Motion carried. Adjourned 5:36pm.**