

Sandal Cove Condominium II Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, April 2, 2025

Time: 4:00 PM

Location: Community Pool Deck and via Zoom

Call to Order

The meeting was called to order at 4:07 PM by Greg DeCosmo.

Roll Call and Quorum

A quorum of the Board of Directors was established.

Present: Greg DeCosmo, Tony Dale, Cynthia Dominick

Via Zoom: Rhea Clunan

Proof of Notice

Proper notice of the meeting was verified.

Approval of Previous Minutes

The minutes from the previous meeting were read by Greg DeCosmo.

Motion: Rhea Clunan

Second: Cynthia Dominick

Vote: Approved

Financial Report

- A year-end 2024 Special Assessment entry was incorrectly listed under Regular Reserves. This was corrected in February 2025.

- Angela will request the accountant to review and clarify any remaining reserve discrepancies.

- Greg presented the projected Year-End 2025 Reserve Balance, including estimated expenses for top-priority projects.

Maintenance Tracking

- A shared Google Document is being used to track ongoing maintenance and repair tasks. All board members are contributing.
- A link to the document will be sent to unit owners.

Old Business

- Fire Alarm - 1009: A bid has been received from Piper. Angela will follow up. Audible testing of alarms is planned, with advance notice to residents and the Safety Harbor Fire Department.
- Porch Railings and Wood Replacement: Update provided by Greg. Christine will forward relevant emails and engineering plans to the Board.
- Mansard Tile Repairs: Scheduled to begin with Acoma on April 21, 2025.
- Flower Box Repairs: One flat-shelf flower box was recently replaced with cement board. The same contractor will inspect others and provide a proposal.
- Electrical Repairs: Efforts to obtain bids are ongoing. Availability remains limited due to high post-storm demand.
- Landscaping and Irrigation: Leaks were found during work on the lake pump. North pool access sidewalk is temporarily closed. Repair costs are expected to increase.

New Business

- Gutters - Unit 1009-101: Inspection for potential water intrusion was inconclusive. Additional evaluations and bids will be pursued.
- Plumbing Shut-Off Valves: Currently using city-provided shut-offs. Installation of new valves is not a priority due to cost considerations.
- Security Enhancements: Costs for Wi-Fi security camera installation were presented. Globe lights will be fitted with brighter bulbs.
- Pool Rules and Signage: Rhea Clunan presented state-required verbiage and proposed rules. A new sign will be created for display at the pool.
- Smoking Policy: Discussion held on smoking in Limited Common Elements such as porches. Legal counsel may be required for rule changes. Current rules apply based on individual purchase date.
- Parking Lot Resurfacing: Project planned for three years out. Reserve funds will be allocated over time. Costs to be shared with SC1.
- Building Settling: Reports of stair-step cracks in the exterior of Building 1007 and a storage closet. Further evaluation pending.

- Modifications to Common Areas: Board approval required for any changes to common areas. A form is available on the Association website.
- Traffic Flow and Speed: Reminders issued to observe proper traffic direction and reduce speed within the property.

Owner Comments and General Discussion

- Additional pool deck chairs requested. Donna will research options and report back.
- Palm tree trimming to be scheduled ahead of hurricane season. Angela will obtain proposals.

Next Meeting

Wednesday, May 14, 2025, at 4:00 PM via Ameri-Tech and Zoom.

Adjournment

Motion: Tony Dale

Second: Cynthia Dominick

Time: Adjourned at 6:03 PM