

Sandal Cove II Association, Inc.

Annual Board of Directors Meeting Minutes

Date: Wednesday, May 14, 2025

Time: 4:00 PM – 5:08 PM

Location: Ameri-Tech and Zoom

Call to Order

The meeting was called to order at 4:09 PM.

Roll Call and Quorum

A quorum was confirmed. 17 members required, 19 members present.

Present: Tony Dale, Greg DeCosmo, Cindy Dominick

Via Zoom: Rhea Clunan, Chris Biziak, Janice, Debbie, Fitzy/Sheryl, Linda, Dave P.

In-person: Donna, Sandi, Walt, Bob Wilson, Christine Hunt, Lance, Kris, Dave, Lori Lima

Proof of Notice

Proof of notice was confirmed. Notice sent 60 days prior.

Meeting Minutes

Reading of the prior annual meeting minutes was waived. They were posted online. April pool meeting minutes were not online.

Introductions

Angela introduced Ameri-Tech staff: Karen (ballot sign-in), Thomas (manager-in-training).

Angela explained vote-by-proxy is not allowed per Florida statutes.

Board candidate introductions followed.

Ballots and Election

Motion to close the ballot box was made and approved.

25 ballots received out of 32 eligible (1 proxy disallowed).

Ballot counting was supervised by Karen.

Election Results

Elected Board Members: Rhea Clunan (19), Tony Dale (20), Cynthia Dominick (15), Walter (19), Bob Wilson (13)

Other Candidates: Greg DeCosmo (12), Patrick (11)

Board Discussions

Board members discussed ongoing issues:

- Wood/balcony repairs: One bid received for 1-bedroom balconies. Greg in contact with multiple contractors.
- Retaining wall: Awaiting electrician before ditch can be filled.
- Tree trimming: On the list, no schedule established.
- Pond algae: Concerns over harmful algae. Multiple suggestions including algae treatments, tilapia, carp, and water flow management.
- Water intrusion in unit B1009/101: Follow-up required with CutRite for water redirection and sealing.
- Structural beam issues: Units reported cracked beams and failing bolts. Photos and quotes to be shared with the Board.
- Gutters: Clarifications on quotes and recommendations from contractors. Photos and schedules to be shared.

Additional Board Matters

Discussion on prioritizing patio repairs by severity rather than uniform type.

Two contractors can specify needed support beam replacements. Budget considerations ongoing.

Meeting Close

Motion to adjourn made and seconded at 5:04 PM.

Board Officer Elections

The following officers were elected:

- President: Bob Wilson
- Vice President: Tony Dale
- Treasurer: Rhea Clunan
- Secretary: Cynthia Dominick
- Director-at-Large: Walter

Meeting adjourned at 5:08 PM.

Next Meeting

No date was set. Budget meeting tentatively scheduled for October/November. Next Board election to be held 60 days before the first week of December.