

Sandal Cove II Association, Inc.

Board of Directors — Budget Workshop Meeting Minutes (Updated)

Date / Time / Location

Date: Wednesday, October 29, 2025

Time: 10:09 AM – 12:38 PM

Location: Ameri-Tech & Zoom

Chairperson / Community Manager: Angela, LCAM

1) Call to Order

The meeting was called to order at 10:09 AM.

2) Certification of Meeting

- Quorum: Present (in person and online)
- Proof of Notice: Posted on bulletin board and sent via email
- Approval of Prior Minutes: Not reviewed

3) Directors & Attendees

Directors Present: Bob Wilson, Cynthia Dominick, Tony, Angela, Rhea Clunan

Via Zoom: Walt Plagg, Chris Biziak, Linda Wilson

In Person (Owners/Guests): Donna, Kris, Dave, Christine, Sandi, Lynn, Gerry

4) Purpose of Workshop

Review the proposed 2026 budget, current project status, and owner comments.

5) Budget Review

The Board reviewed 2025 vs. 2026 operating line items and reserve allocations to reflect current costs, ongoing projects, and anticipated maintenance needs. (Financial tables remain unchanged.)

6) Financial Matters

The annual financial review by a CPA will be reinstated per Florida Statute. Angela will coordinate with Karen Broward.

HOA dues for 2026 will remain unchanged at \$539 for one-bedroom units and \$628 for two-bedroom

units. Excess operating funds will be allocated to reserves.

Motion: Maintain 2026 dues at current rates and apply surplus to reserves.

Motion by: Bob Wilson

Second: Rhea Clunan

Vote: Approved unanimously

7) Landscaping & Maintenance

Angela will obtain bids for 2026 lawn care from CutRite, Landcrafters, and Precise Landscaping.

A new landscaping Scope of Work will be developed.

Annual trimming will resume in January 2026.

Angela will coordinate with SC1 regarding palm tree and irrigation issues.

8) Building & Fire Safety

Bob Wilson reported communication with Cintas and the Fire Marshal regarding fire alarm compliance.

The current system is operational but not up to current code. It can continue to be used and maintained; however, **if replacement becomes necessary, the system must be upgraded to meet current code requirements.**

Additional Updates:

- A motion was made and seconded to spend no more than **\$5,000** to repair or replace the four water shutoff valves.
- The Board agreed to return the pond fountain pump to its original configuration.
- Cut Rite will backfill the retaining wall.
- New, brighter soffit light bulbs will be installed on end units of each building for improved nighttime illumination.
- The erosion issue will be temporarily put on hold until after the refurbishment project is completed.

9) Pool Maintenance

Motion: Approve pool stain removal trial by Your Pool Care at \$400. If successful, authorize full pool treatment.

Motion by: Rhea Clunan

Second: Tony

Vote: Approved unanimously.

Angela will transfer \$2,500 from reserve interest to eliminate the Building 1009 roof reserve deficit.

Painting reserves are confirmed for use under the Building Refurbishment Project.

Adjournment

Motion: To adjourn the meeting.

Motion by: Rhea Clunan

Second: Tony

Vote: Approved unanimously

Adjourned at 12:38 PM.