

SANDAL COVE II CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

NOTICE OF SPECIAL ASSESSMENT MEETING

March 31, 2026

TO ALL SANDAL COVE II CONDOMINIUM ASSOCIATION MEMBERS:

A Special Assessment Meeting of the Board of Directors of SANDAL COVE II CONDOMINIUM ASSOCIATION INC., will be held at the following DATE, TIME, and LOCATION:

- **Date:** Tuesday, April 14, 2026
- **Time:** 6:00 P.M.
- **Location:** Ameri-Tech Community Management Partners, LLC
24701 US Hwy 19 N. Suite 102
Clearwater, FL 33763

Join Zoom Meeting – zoom.us/join

- <https://us02web.zoom.us/j/83577486514?pwd=AkdOsmEbR3lJi7l0d2YG5vgGVysyqK.1>
- **Meeting ID: 835 7748 6514**
- **Passcode: 846115**
- **Dial by your location: 1-305-224-1968**

The Special Assessment is to cover the cost of the refurbishment project to include painting buildings, stucco repairs, wood repairs/replacement, installation of railings on 2nd floor lanais/balconies, roof mansard tile repair, soffit and fascia repairs. Any remaining funds will go to “deferred maintenance reserve” for future use.

Special Assessment Meeting Agenda:

1. Call to Order
2. Certify Quorum of the Board
3. Board Vote and Approval of Special Assessment of \$325,000
4. Assessment will be payable by percentage of ownership in four payments, starting May 1, 2026, and last payment due August 1, 2026.
5. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS

Angela Johnson, LCAM
Community Association Manager

SANDAL COVE II CONDOMINIUM ASSOCIATION, INC.

NOTICE OF SPECIAL ASSESSMENT MEETING

Message from your Board:

This Special Meeting of the Association will be held for the approval of a Special Assessment to cover the cost of repairs for refurbishment project.

The Special Assessment of **\$325,000.00** will be payable in **four payments by percentage of ownership**. See the schedule below by unit percentage, for the total amount due by each owner. Payments can be made in 4 monthly payments or you can pay the amount in full.

SPECIAL ASSESSMENT: \$325,000

# Of Units	Unit %	Total Assessment due per unit	Due in 4 payments
16	0.02885	\$9,376.25	\$2,344.06
16	0.03365	\$10,936.25	\$2,734.06

The first payment is due by **May 1, 2026**, second payment is due on **June 1, 2026**, third payment is due on **July 1, 2026**, and the last payment is due on **August 1, 2026**.

Any remaining funds will go to the "deferred maintenance reserve" for future use.

By Order of the Board of Directors,

Angela Johnson

**Angela Johnson, LCAM
Community Association Manager**

AMERI-TECH COMMUNITY MANAGEMENT PARTNERS,LLC.

24701 US Highway 19 N Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax
(Check out our website for the latest updates www.ameritechcompanies.com)