

SANDAL COVE II ASSOCIATION, INC.
Board of Directors Meeting
Thursday, July 16, 2026 at 10:00 AM
Ameri-tech and Zoom
Called to order at 10:00 AM and adjourned at 11:26 AM

MEETING INFORMATION

Board Members Present (In person)- Bob Wilson
Board Members Present (via Zoom)- Tony Dale, Rhea Clunan, and Patrick Fitzgerald
Community Manager, Angela Johnson, LCAM.

Residents/Attendees (via Zoom)- Chris B, Kris K, Fenicia, Lori I., Linda, Janice, and Debbie

Residents/Attendees (In person)- Sandi, Dave, Donna

Quorum of the board- Bob, Tony, Rhea and Patrick present
Proof of Notice- Posted on bulletin boards and sent via email.

Bob called the meeting to order at 10:00.

Certify minutes from the last meeting- Bob motioned to move on if there were no questions. Rhea 2nd, all in favor.

Review of Financials: Bob motioned to move on if there were no questions. Rhea 2nd, all in favor

-Bob motioned to accept Cynthia Dominic's resignation,
Patrick 2nd, all in favor.

- Bob provided a synopsis of the work Halenkamp and Son Inc. had done to date and outlined the numerous discrepancies and problems we were having with the contract and quality of the work performed.

- Bob made a motion to engage attorneys Greenberg & Nikolof to clarify the contract, the provisions of the contract and possibilities to move forward. The board will also seek advice regarding a potential conflict of interest if the association desires to hire previous bidders to replace Halenkamp or act as project manager. Rhea 2nd. All in favor.

- Bob motioned to engage Southern Building Rehab Group to view

contract as a project manager, after discussing possible conflicts of interest with the attorney. Rhea 2nd. All in favor.

- Homeowner comments.

-Bob motioned to adjourn the meeting at 11:26, Patrick 2nd, all in favor.