

SANDAL COVE II ASSOCIATION, INC.

Board of Directors Meeting

Wednesday, April 14, 2026 | 6:00 PM

Ameritech Office & Zoom

Called to order: 6:04 PM | Adjourned: 6:53 PM

MEETING INFORMATION

Purpose: Notice of Special Assessment Meeting

Presiding: Angela, LCAM (Chairperson & Community Manager)

Board Members Present (In Person): Bob Wilson, Cynthia Dominick, Tony Dale

Board Members Present (Via Zoom): Patrick Fitzgerald, Rhea Clunan (Treasurer)

Residents/Attendees (Via Zoom): Chris Biziak, Christine Hunt, Janice

Residents/Attendees (In Person): Donna, Lance, Lori, Lynn Byrd, Dave

Quorum of Board: Confirmed — in person and via Zoom

Quorum of Members: Confirmed — in person and via Zoom

PRE-MEETING NOTES

- Dave mentioned his exterior handrail is falling over.
- Angela will send the financials to the Board of Directors.
- Bob stated he will be away from SCII May 18 – June 2, and from June 4 onward.
- Rhea requested that meeting notices continue to be emailed to residents in addition to being posted. Angela will resume sending email notices going forward.

SPECIAL ASSESSMENT — \$325,000 REFURBISHMENT CONTRACT

Bob called the meeting to order at 6:04 PM and certified quorum. A motion was needed for the Board to approve the \$325,000 refurbishment contract.

Motion by Rhea Clunan, seconded by Patrick Fitzgerald. Discussion followed.

Payment Schedule:

- First payment due May 1, then the 1st of each month through August 1.
- Bob called for consensus on May 1 through July 1 — all Ayes.

Key Discussion Points:

- Tony asked whether payment due dates can be amended if permits are delayed. Angela advised the Board to decide promptly and not postpone collection.

- Christine noted that the Declarations (pg. 10) state that a Notice of SA gives 30 days for the due date. She raised the question of whether this meeting constitutes the formal "Notice of SA" or a separate SA meeting. The meeting was posted and mailed, but the formal Notice of SA had not yet been sent.
- Angela clarified that SCII Bylaws take precedence over State law. Florida Chapter 718 (condos) lists no specific number of days for special assessments. Precedent: the December 12, 2024 SA was due by January 1.
- Angela: delinquency notices are currently sent on the 15th–18th of each month. Coupons will be mailed with the approval notice from the bank.
- Angela noted that all collected funds will earn 3% interest while held in the bank.
- Lance asked whether both HOA dues and SA payments can be made on the website. Angela will check the portal (sandalcove2.org) and send a general email with instructions. Payments can be made individually through the portal; 1-bedroom units pay a lower percentage as documented.
- Residents may pay by credit or debit card through the portal, but not via physical coupons.

BUILDING & GROUNDS UPDATES

Colors & Finishes:

- The Board decided to retain the existing building, trim, and mansard colors, returning to neutrals. Color samples were presented to all attendees.
- Railings: Bronze (closest to trim color; not black). Bob has a color sample available on request. Lori asked to see the sample.
- Gutters: will match the mansard color. Downspouts: will match the building color.
- Christine noted that several 2nd-floor residents prefer white for the underside of the mansards to deter wasps and mud daubers. Cynthia Dominick will write up and email a proposal for a different color for community consideration.

Construction & Maintenance:

- Angela, Patrick, and M&M will conduct a site walk on April 15, 2026 to assess vegetation and begin cutting back growth 18–24 inches from the building. Some trimming is already underway.
- Acoma replaced 200 tiles and repaired/replaced chipped mansards with cement. Acoma will begin replacing fascia and soffits with pre-primed wood on April 15, 2026.
- Bob/Angela will email residents requesting that they arrange access to their keys (vehicles, storage, furniture) with a trusted contact during the construction project.
- Cynthia raised the question of a contingency plan in the event a hurricane occurs during construction — including how Hallenkamp materials will be secured, who is responsible for damages, and where materials will be temporarily stored. Angela will discuss with the contractor.

Tree & Vegetation Issues:

- B1007/#201: A tree is half-dead with fungus; one trunk is pushing into a sprinkler head. Resident Ray is agreeable to removal if needed. Walt has a power saw and can cut dead sections. This tree was damaged during Hurricane Milton (per Christine).
- Leaning palm over the pool: to be assessed by Dennis (arborist).
- B1009 (front trees): Lori volunteered to trim trees in front of her unit for privacy. Bob will consult Dennis on height and sidewalk ordinances before any work is done.
- Large tree on Arlie Street: currently pushing against the retaining wall. No budget available for removal at this time; volunteers may trim large branches in the meantime. A previous contractor had also recommended removal.
- Bob will contact Dennis (arborist) for assessments on all noted trees and a removal estimate for the Arlie Street tree.
- Palm trees are not trimmed in winter; trimming is planned for May–June.

ACTION ITEMS SUMMARY

Responsible	Action Item
Angela	Send financial reports to the Board of Directors.
Angela	Email meeting notices to residents going forward, in addition to posting in buildings.
Angela	Check the portal regarding online SA payment and send a general email to residents with instructions.
Angela	Ask accounting to prepare and distribute a cheat sheet on how to pay the SA online.
Angela	Email residents requesting they arrange key access (vehicles, storage, furniture) with a trusted contact during construction.
Board / Angela	Discuss a hurricane contingency plan with Hallenkamp covering material security and damage responsibility.
Bob	Contact Dennis (arborist) regarding B1007/#201 tree and the leaning palm over the pool.
Bob	Consult Dennis on height and sidewalk ordinances for trees in front of B1009.
Bob	Ask Dennis to inspect the Arlie Street tree and provide a removal estimate.
Cynthia	Write up and email a proposal regarding an alternative color for the mansard undersides.

ADJOURNMENT

Motion to adjourn by Bob Wilson, seconded by Tony Dale. All in favor. Meeting adjourned at 6:53 PM.

Cynthia Dominick, Secretary
Sandal Cove II Association, Inc.