

Sandal Cove Condominium II Association, Inc.
Board of Directors
MEETING MINUTES – JULY 11, 2024

Date: **July 11, 2024**

Time: 4:09 PM

Where: Ameri-Tech Clearwater Office and Zoom Meeting

Minutes taken by: Cynthia Dominick/edited: Christine Hunt

Call to Order

The meeting was called to order by Christine Hunt.

Chairperson of the Meeting shall be Christine Hunt.

A Quorum of the Board of Directors was established.

Greg DeCosmo – Present

Christine Hunt – Present

Cynthia Dominick – Present

Bob Wilson – Present via Zoom

Patrick Fitzgerald - present

Community Manager, Jenny Kidd or Ameri-Tech Rep: Jenny Kidd Present

Also Present: Donna, David, Sandi, and Sherryl

Via Zoom: Jerry, Janice, Belinda, Gerald and Chris

Introduction:

Christine Hunt: This meeting for all members to get on the same page, crunch the numbers, and see where we really are with the various surprises like the falling wall and such. We have “overages” and “underages”. Jenny and I have been discussing how we can deal with this without crazy amounts of special assessments. We will be meeting again in August.

3. OLD BUSINESS:

a. Roof Replacement Deficit amount – Christine asked Greg where we are with the 24k deficit after paying the roofers? Greg reported It has been distributed over the next 10 years in monthly assessments. Jenny Kidd advises that we really shouldn't do that. That's where it was at the end of last year. Greg continued: Sentry did last year's financials and put roofing reserve deficit as negatives in the reserves. We are still making payments toward reserves and roof deficit, so by the end of 2023 it was down to 16k negative in the reserves.

Sentry put it into the reserves to be paid out over 10 years over the life of the roof. As of the June statement, they both had been paid down to about 10k per roof. At the end of 2024 they will be down to approximately 4k per roof. Since Jenny came on, she explained we can't have negative amounts in the reserves. By the end of the year, we must figure out a way to fund the negative reserves.

Jenny then reviewed the records. The correct Current numbers at the end of June '24 are \$10784.31 for one roof and \$11,411.05 for another roof. \$966.96 per month per roof has been going into reserves for past and future roofs. Concluded, at the end of 2024, the deficit amount will be approx. \$11,600 total. Jenny advises that we may want to reallocate reserves in deferred maintenance to roof deficit by recoding. She will check with her supervisor to see if that option is allowable.

b. Painting Deficit (estimated) – Avery gave a proposal for 38k. Jenny discussed option to reallocate some reserves in deferred maintenance to painting or the wall (painting reserves current has \$30,848). Stated that between roof, painting and the wall, she doesn't see any room for the railings. Patrick advised he is meeting with American Painters, Lowe's, and Florida Pro Tech tomorrow for a spec meeting and to get quotes. He is going to address the areas to paint and the process.

Jenny suggested using maintenance reserves to pay off the roofs and painting cost overage, keeping in mind the 2025 budget will need to rebuild for those expenses. Further, to then special assess for our unplanned costs of the wall rebuild and the railing project.

Amounts of special assessments are unknown until we have solid bids.

c. South Retaining Wall costs paid and upcoming (estimated) – Have contract with Bullseye for Wall survey; waiting on their schedule; we have not paid them yet.

Patrick advises he has scheduled a meeting with Scott & the in-house engineer of Spec Built to get a quote for the wall construction. Jenny suggests Jenkins Reconstruction could be another option. Patrick is meeting with Bobby (Jenkin's) and Scott for quotes next week.

Bob stated that we have been working nearly a year to repair the wall and wonders why it is taking so long. Need to get this project done at a reasonable cost.

Patrick advised that he has been assessing the amount of damage to our property. Moisture intrusion, wood rot and foundations are concerning him.

Jenny redirected back to a review and Painting deficit, bids.

Christine noted that Bob got a painting bid 17 months ago; we were short over \$8000 back then, so probably need 11,000 by now.

Patrick will meet with Logan from American Painters, Scott from Lowe's and Florida Pro Tech's rep. He will also meet the paint rep from Behr. Has met with Matt from Sherwin Williams, who will create a paint spec. Patrick will make sure that the mansards, common areas and the lanais are included in all the quotes.

Patrick stated the wood repairs must be addressed prior to painting.

Jenny clarified Bids will all come in based on the paint spec. She screen-shared a spreadsheet from another property to illustrate what the board will be looking at when bids are in.

Patrick stated he will have each vendor bid the job two ways. 1) assuming we replace all the wood, so that needs to be painted. 2) assuming all-aluminum replacement except for the structural wood uprights; less things to paint.

Returned to Agenda item c.

Trees have been (partially) removed at a cost of \$850.00. Bullseye survey bid is \$3420.00. Ray Engineering bid for creating plans \$2,200 which is much lower than McKinley. Justin Ernst construction rebuild bid is \$6,125.00. Total estimate: \$13,645 plus soil, stucco, painting (approx. \$1000) Justin doesn't think we need a survey and engineering plans. We were told differently by all other experts last year. Other construction companies won't bid until engineering plans are available.

Jenny is recommending Justin Ernst, the General Contractor, to save money.

d. Wood Repairs and 2nd Story Vertical Support engineering costs paid - Jenny states that there would not be enough in reserves to cover this project. An engineering company has already been paid \$528 to do preliminary walkthrough, plus \$2972.00 for architectural drawings.

e. Current Reserve amounts- End of year through December Roof projected reserves \$23,002.07 as currently coded. Deferred maintenance through June is \$8,000.00 end of year through December 16k. We started 2024 with \$13k = current deferred maintenance \$21853. Current pool reserves \$17,791.00. Current paving reserves are \$25,960. Current laundry reserves are \$8725.

Keep in mind that starting many years ago, management did not build in annual inflation to those budgets to fund reserves. Our reports may say an item is "fully funded", but it is not wholly funded for today's prices.

4. NEW BUSINESS

a. Pool Deck: Repairs, line-item costs – Pool Marcite is in good shape per our pool company. Patrick secured a bid from Lowe's to address the pool deck issues, which we all agree must be done.

Patrick brings up the idea of resurfacing the entire pool deck with pavers or something. Jenny advises nobody uses pebble decks anymore. Bob brings up the idea of stamped concrete. Jenny advises that is even more expensive than pavers. Lowe's quote \$4,225.00 to replace the expansion joints, caulk the perimeter coping, seal and paint the coping and wash and seal the pebble deck discussed. The board decided to save the \$1900 expense included to wash & seal the pebble deck.

Christine **motioned**, Patrick **seconded** to Hire Lowe's Commercial Painting to replace pool expansion joints, caulk the perimeter, and coping. Deleting the wash and seal from bid. Christine signed the revised proposal which included a 2-year warranty.

Greg revisited Wall bid. Jenny and Patrick will reach out for another construction bid. Greg DeCosmo **motioned**, Christine **seconded** to approve hiring Justin Ernst to repair retaining wall as quoted unless another company bids at same or lower price \$6125.

b. Parking Lot: Repairs, Stop Bars, Re-striping cost – Bob obtained bids a year ago. Jenny solicited recent bids. Gary Dykes of Parking Lot Services only wants to restripe. ACPLM quote includes repairs in four areas, restriping renumber parking spots, and adding stop bars to driveway. Split with Sandal Cove I for 60/40 for entire bid of \$9175.00. (Eventual wall painting costs will also be shared with Sandal Cove I). Seal coating was mentioned, but it does not last very long. Our 40% parking lot cost will be approximately \$3670.

Greg DeCosmo **motioned**; Patrick Fitzgerald **seconded** to accept the ACPLM contract only if Sandal Cove I agrees to paying 60%. Motion passes. Christine signs proposal.

c. Presentation: New Paint colors for SCII and SCI – Patrick and Sherryl presented possible colors for tile mansards: Enduring Bronze by Sherwin Williams. For the exterior: Heron White. Sandal Cove I also plan to make the same color change. We like the dark espresso shade for mansards and the bonus of it hiding future dirt. The stairs would be painted with a different product and deeper white color.

Colors will be presented to the entire membership when the bids are complete.

A 75% vote is required to approve a change from current colors.

d. Presentation: Additional Information, Bids re: Wood, 2nd Story project, Materials –

Patrick presents structural issues that need to be addressed: significant wood damage, safety issues, and ongoing neglected maintenance and upkeep. States need to get up to current standards for building code. All screen wood frames need to be removed and replaced. Aluminum clad screening and frames would be the best option. This replaces the thousands of feet of wood we would need in addition to installation and maintenance. If structural uprights are found to need replacing, there's the addition to needing permits. Patrick presents photos of damage in building 1007 including wood rot, rust, and decay. He presents aluminum railing which would be a 15-year installation with minimal maintenance. Patrick suggests railings go inside of screens for cleaning ease.

Greg states that while aluminum is a 15-year, wood is a 45-year installation.

Patrick represents wood ends up being much more expensive than aluminum & harder to maintain.

Jenny advises she has asked contractors for bids on replacement using wood, and they cannot do it. Patrick has encountered the same 'can't be done' reaction from vendors.

Donna asked about doing a combination of wood and aluminum. Patrick reiterated it is not as cost effective. Janice asked why we must install the upright posts on 2nd floor lanais. Christine explained the Board has no say; once you start replacing the failing wood, state laws require you install the uprights too. Janice asked how this would be paid for.

Jenny suggested we use our deferred maintenance money to fund the painting shortfall, fund the roofing shortfall and hopefully the wall rebuild (if survey & engineer not necessary). The wood/aluminum project will be a special assessment.

Jenny reminds everyone that a switch to all aluminum is a 'material change' which requires a membership vote. However, she will check with the attorney to confirm if the rule applies to this particular project.

Greg mentioned the previous quote for \$5000.00 for wood for the 2nd floor which did not include the upright posts, labor costs, painting, etc. This was so long ago; we don't know if that fellow is still willing to deal with the wood option.

Bob suggested instead of trying to do this project piecemeal, that we go with the aluminum and proceed quickly.

Patrick is going to have Jenkins, and others quote it both ways to get a comparison.

e. Hurricane Protection: New Law for Condominium Associations – States unit owners are permitted to install hurricane rated protection.

Jenny explained for Sandal Cove II, this includes only windows, sliding glass doors and wood front doors, with the association's Board of Directors approved specifications.

Patrick **motioned**, Christine **seconded** to approve following verbiage and Motion passes: **“The Board of Directors hereby adopts the following specifications for such hurricane protection’s guidelines: Sandal Cove II permits use of hurricane rated windows with a bronze tone frame and must be approved by the Board of Directors prior to installation. Any hurricane rated front door installed must be as close as possible to the design of the original door and painted to match the community’s color scheme and approved by the Board of Directors prior to installation.”**

f. Financial Discussion: Ability to re-distribute some Reserve Funds to reduce Special Assessments -

Jenny clarified; we can employ the reallocation of money from deferred maintenance to other reserves. Christine reminded the community had voted every year to underfund the reserves since inception. Now we are catching up to get the best for everyone for as little as cost possible.

If pricing for wood/aluminum project comes in on time to prepare, there will be a vote of Membership at the end of August with a 75% approval to pass. Next meeting to be announced. Tentatively scheduled for August 29th.

Christine called for input from the membership:

Jerry mentioned adopting an entrance fee into the condo association for new owners. Also called a capital contribution. When the new owner closes, they would pay a fee that would go into the reserve funds. Jenny advised this would need to be a change in the documents.

Jerry and Sandy both mentioned the lack of gutters and water intrusion issues in building 1007. Delayed due to the roof being completed prior to getting proposals on gutter installation. Sandy mentioned directing the water flow into Alligator Lake and the pond, which would be helpful.

Bob mentioned rotted wood in fascia and soffit, which is where gutters would be attached. Patrick is going to add it to the list of quotes from people he's meeting with next week. Bob also notes Bee intrusion to his unit; probably burrowing through the wood, getting into the walls (#1007).

Chris mentioned she's been hearing buzzing in the walls from the bees in #1009. The roofers were seen today (Jenny had called them to check the exhaust stacks on roof).

We currently do not have a pest control company. Everyone is unhappy with so many wasps. Jenny is going to investigate Pest Control for us.

Sandy discussed her recent screen replacement and how the wood has rotted. Curved wood of that size is not available, so her installer had to do it piece by piece. He had to attach it to some rotted wood as best as he could.

Adjournment

Christine made a **Motion** to adjourn. Patrick Fitzgerald **Seconded** the motion.

All were in favor.

The meeting was **Adjourned** at 6:02 PM.