

**Sandal Cove Condominium II Association, Inc.**  
**Board of Directors MEETING MINUTES**  
**Tuesday, November 19, 2024, 4:00pm**  
Sandal Cove II Pool and Zoom

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- **Called to Order at 4:08pm by V.P., Bob Wilson**
- **Chairperson shall be Greg DeCosmo**
- **Proof of Notice established.**
- **Quorum of the Board of Directors was established. Present:**

Bob Wilson, Greg DeCosmo, Cindy Dominick. Via Zoom typed Chat: Christine Hunt.

- **Greg moved to Waive Reading of last meeting's Minutes. Cynthia seconded. Carried, Approved.**
- **Manager's Report:** None

**Old Business:**

- a. **Retaining wall:** Contractor will back fill the wall in a couple weeks; care must be given to the conduit to the lights which is exposed. BOD to contact Ameri-Tech to have Electricians look/bid on that as well as other items.
- b. **Roof Tiles:** Acoma roofing scheduled to repair roof/soffit damage above 1009-208 and replace 1009 tiles that came down in Hurricanes. Broken ones are on the front porch of 1009-102.  
There are some from 1007 being kept there & pool shed. A Board member will count those & report tile replacement as additional roofing needs to Ameri-Tech.
- c. **Trees:** The Ligustrum by 1009-101 (blown over by H. Milton) branches were thinned & root ball seated by Landscapers. The question was raised if the 3 cluster palms had been trimmed. Yes, several months ago.
- d. **Rotted wood:** The question was raised re: 1007 #101, 102, 103 screen door frames still needing repair. Ameri-Tech had emailed the Board that someone is coming to look 11/25/24 and will install temporary supports asap.
- e. **Electrical:** Luminous Electric gave a proposal to bury 1 electrical cable (supplies the pond fountain), repair 1 mushroom light, repair 3 ball light junction boxes.  
Board member is to ask Ameri-Tech to get GTBE and one other additional bid on same items.  
Board member to add to the list: Rusted out conduit on the wall.  
Plus, the breaker in 1007 laundry room feeding the pump/irrigation motor.
- f. **Parking Lot:** Discussion on timing of paving/stripping of parking lot.  
It is not due yet; budget adjusted to plan project in approx. 3 years.

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**New Business:**

- a. **Bids for wood replacements:** Board member emailed a request to Ameri-Tech to get bids for 1<sup>st</sup> floor repairs. Reminder given; due to safety concerns, the 2<sup>nd</sup> floor repairs & guard rails need to be done first.
- b. **Pool gate:** We can fix the locking mechanism in-house.
- c. **Pump/timer structure adjacent to lake:** Irrigation man can install a new pump motor once the breaker is working.  
Suggestion made to avoid future equipment flooding; relocating the pump higher above ground instead of farther uphill.

**Open Forum:**

- Member reports the fire alarm in 1009 still beeping intermittently. Board member states Cintas has now identified the panel's issue and Ameri-Tech awaits repair pricing.
- County inspector said the pool flow meter may not be working properly; they will email our management company.
- Notation made that our pool rules sign needs to be reworded & code compliant.
- Website. There were changes/additions made recently that some attendees were unaware of.
- Building water shut off at southeast front of 1009 have been broken off so plumbers have been using main shut off by fire hydrant. 2 shut offs at south side 1007 are rusted; need replacement. Need to add to plumbing bid.
- Board member will send list from today to Ameri-Tech.
- Opinion was offered that Manager should be here when contractors are here.  
Board member recommended review of our contract would provide clarity.

**Adjournment:**

**Greg moved to adjourn, Bob seconded, motion carried. Adjourned 5:11pm.**

**Next Meeting Dates:**

- a. **December 12, 2024 - Budget Meeting**
- b. **January ? - Annual Meeting TBA as 60 day mailing is required of 1<sup>st</sup> Notice including the call for BOD Candidates.**