

Sandal Cove Condominium II Association, Inc.

Board of Directors MEETING MINUTES

Wednesday, September 18, 2024, 4:00pm

Ameri-Tech Office and Zoom

Called to Order at 4:02pm by Chairperson & Community Manager, Jenny Kidd, LCAM.

Proof of Notice established. A Quorum of the Board of Directors was established.

Present: Christine Hunt, Greg DeCosmo, Cindy Dominick, Patrick Fitzgerald.

Via Zoom: Bob Wilson.

Christine moved to Waive Reading of last meeting's Minutes; Carried, Approved.

Manager's Report:

Current financials were sent to the Board. No collections. No new sales/leases. No violations. Last meeting's Minutes and new Proposals for lanais included in Board Packet. We have 5 Painting proposals (Agenda #6. a). Pest Control proposals have been requested. Justin Ernst will come out to mark the area of the Wall to be repaired for verification. No Architectural Requests. Property appraisal was received and sent to the insurance company for renewals.

Old Business:

2nd Floor Lanai Project: Wood repairs & Railings installation per code.

Elrod Welding & Fabrication: Proposal is for Material/Labor Aluminum Railings only, as Elrod does not deal in wood projects.

Mott's Contracting Services: Proposal is for Materials/Labor Aluminum Railings, plus separate costs for Wood project labor, billable per man-hour. Plus, the Permit.

Stuart Alfonso, Pres. Mott's called in and answered the Board's & Manager's questions.

New Business:

Discussion of 2nd Floor Wood and Aluminum Railing project and 1st Floor Wood Repairs.

We expect an updated proposal from Mott's.

Discussion of logic in having a structural inspection of wood/fasteners by an engineer.

Engineer would be visual inspection. Contractor inspects, discovers hidden issues on job.

The Board plans to be ready to vote on the choice of contractor on Tuesday 9/24/24; TBA.

Questions from attending Membership:

Comments were offered regarding an owner's August online presentation.

Questions on funding of projects, special assessments were answered.

Discussion and explanations regarding procedure & voting requirements to make material changes ie: adding railings and changing paint colors.

Future Planning: Meeting Schedule:

10/09/24 4:00pm Board Meeting. **10/24/24** 4:00pm Board Meeting.

10/30/24 4:00pm Board Budget Workshop. **12/12/24** 4:00pm Board Final Budget Meeting.

Greg motioned to adjourn, Christine seconded, motion carried. Adjourned 5:50pm.