

***Sandpiper Cay Condominium Owners Association
Board of Directors Meeting
April 19, 2010***

The Sandpiper Cay Condominium Owners Association Board of Directors met on Monday, April 19, 2010 at Village Realty. Steve Kinnier, Linda Craig, Pat Ambrose, Liz Puma and Tom Watkins were present. Emily Lewis and Ansley Miller were present representing Village Realty. Owners representing ten units were present as well.

Mr. Kinnier called the meeting to order. He stated that immediately following the Annual Meeting on March 6, 2010 the Board met in Executive Session to designate officer positions. He noted that the officer positions would remain the same as in 2009 with Mr. Kinnier as President, Ms. Craig as Vice President, Ms. Ambrose as Secretary, and Ms. Puma as Treasurer.

Mr. Kinnier opened the floor to comments from owners. Betty Peet stated that she had seen a person driving an electric scooter on the sidewalks in the community. This is a hazard for those walking on the sidewalks as they could be hit by the scooter. Mr. Kinnier asked Village Realty to investigate this issue. Ms. Peet asked if the association can be held responsible if children are hurt while playing on the common areas. She stated that she has seen children climbing in dumpsters and climbing on the tennis court fence. There was a suggestion to have a "use at your own risk" sign on the tennis courts.

The Board reviewed the minutes from the February 22, 2010 meeting. On a motion by Ms. Ambrose and a second by Ms. Puma, the minutes were approved as submitted.

Mr. Kinnier presented the Financial Report. A current Balance Sheet, Income Statement, year to date General Ledger Detail Report and Accounts Receivable Report were presented. Mr. Kinnier reported that there have been no unexpected expenses. There was discussion on the Accounts Receivable Report. Mr. Kinnier stated that the mortgage company of one of the owners with a severely delinquent account had paid the owners back dues and the dues through the end of the year.

Ms. Miller presented the Management Report.

- **Audit update:** Teresa Burgess completed the fieldwork for the 2009 Audit. She expects to have the draft ready by April 22nd. Mr. Kinnier stated that instead of mailing all owners a copy of the audit this year, a page would be mailed informing the owners that the audit will be posted on the website and copies will be available by making a request to the office.
- **Annual percentage yield:** APY earned on Money Market Account in March was 1.01%. APY earned on Reserve Money Market Account in March was .40%.
- **Website:** The website changes that were discussed at the last Board meeting have been made.
- **Roof Replacement:** Gallop Roofing is scheduled to replace the roof on the 1300 building the week of April 19th. The Board decided that they would wait on the next roof replacement until August when the insurance premium cost is known.
- **Pool furniture:** The new pool furniture was delivered.
- **Newsletter:** The latest newsletter was delivered to each unit by the Social Committee. Ms. Miller thanked the Social Committee for their help distributing the newsletter. It is also posted on the website and will be mailed to the owners who live out of the area.
- **Folding chairs for the clubhouse:** The cost of the folding chairs that are currently in the clubhouse is \$150 for a set of 4. There are 17 folding chairs currently in the clubhouse and the social committee thinks that there needs to be a total of 50 chairs. Bella Reber stated that she had seen the folding chairs at Sams

for \$19.99 each. The Board asked Ms. Miller to check Sams Club and agreed to purchase 30 new chairs not to exceed \$25 a chair.

- **Drain fields:** The drain field for 602 / 607 failed. The new drain field has been installed. The cost was \$2,040.
- **Chimneys:** The chimneys on unit 2002 and 2003 are in need of repair. The cap on the chimney is deteriorating and is causing the mortar on the cap to fall off. The cost to repair both is \$2,530. This work has been scheduled with a brick mason. The Board asked if Gallop Roofing is checking the chimneys when they are replacing the roofs. Ms. Miller replied that she could ask them to. The Board asked that Wayne and Steve inspect the chimneys when they are on the roofs.
- **Irrigation water testing:** Beach Mowing researched what can be done to reduce the amount of orange staining from the wells with high iron levels. They suggested installing an injection system which will hold a chemical that will reduce the amount of iron. They had the water from the 1100/1300 tested to see how much the chemical will cost and the estimate came back at \$40-\$45 a month. The cost of the injection system is \$375.75 with \$65 labor to install it. Mr. Kinnier had previously approved this expenditure and Beach Mowing will install the injection system on the 1100/1300 well. Mr. Kinnier stated that this is a test. He asked for Wayne and Steve to pressure wash the sidewalks before installing the system to see how well the injection system works. The Board asked that this item be kept on the agenda.

Ms. Miller presented a list of maintenance items that have been completed since the last Board meeting. Ms. Craig questioned the number of gate repairs. Ms. Craig stated that the gates need to be kept latched so that they do not blow in the wind. The Board asked that Wayne and Steve do a latch check on all the gates to make sure that the latches are functioning properly. It was noted that many of the gate repairs are due to gates sagging or latches needing to be replaced due to normal wear and tear. Ms. Craig had a question regarding the water line repairs and replacements and the material used. Mr. Kinnier asked Ms. Miller to have Wayne contact Ms. Craig so that he can answer her questions.

Ms. Miller presented a report on installing the dog clean up stations throughout the community. She stated that the junior dispenser costs \$89 each. She created a map with the help of Wayne and Steve of where the stations should be installed. She suggested starting out with seven stations. The Board discussed this and all agreed on purchasing seven stations and installing them in the areas presented.

Ms. Craig suggested that the next newsletter include guidelines of what to do inside your unit when leaving for extended periods of time. She had a problem with her water heater leaking a couple of years ago and it caused a lot of damage to her unit. She also stated that the police department will check on units if the owner is going to be away. This can be arranged by putting in a request with the police department.

There was discussion on the request from an owner to plant a banana tree. The Board agreed that they do not have a problem with this as long as the owner checks with the office to make sure that there are not any water or irrigation lines in the area where the tree will be planted. They also stated that the owner will be responsible for taking care of the tree and making sure it is disease free. The owner will also be responsible for the removal of the tree if necessary.

There was discussion on the purchase of a grill for the clubhouse / pool area. After discussion, and on a motion by Ms. Ambrose and a second by Ms. Craig, the Board approved the purchase of a charcoal park service grill with a lid.

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The 2010 pool season was discussed. The Board agreed that the opening date will be May 22, 2010. The hours of operation will be from 9am-8pm daily. Ms. Miller will have the code on the pool and tennis courts changed before the pool opens.

Ms. Craig gave a report for the Bylaws Committee. The committee is going to set a meeting date in May.

Ms. Lawrence gave a report for the Social Committee. The committee had a covered dish supper in April and 13 people attended and 10 stayed to play Bingo. May 1st is the patio sale and "Mayfaire" at the Clubhouse. There will be another covered dish supper in May and Bingo every Saturday night. All social events were included in the newsletter and are posted on the website.

The next Board meeting dates were set for June 21, 2010 at 1:00 pm at Village Realty and August 16, 2010 at 1:00 pm at Village Realty.

With there being no further comments and on a motion by Ms. Ambrose and a second by Mr. Watkins, the regular meeting was adjourned.

Following the regular meeting, the Board met in Executive Session. No actions were taken.

Respectfully Submitted,

Ansley Miller
Assistant Property Manager