

*Sandpiper Cay Condominium Owners Association  
Board of Directors Meeting  
June 15, 2009*

The Sandpiper Cay Condominium Owners Association Board of Directors met on Monday, June 15, 2009 at the Sandpiper Cay clubhouse. Steve Kinnier, Pat Ambrose and Liz Puma were present. Linda Craig participated via telephone. Emily Lewis and Ansley Miller were present representing Village Realty. Owners representing ten units were present as well.

Mr. Kinnier welcomed everyone to the meeting and introduced the Board and the members of Village Realty. He stated that first item on the agenda was the Owners Forum. Mr. Kinnier opened the floor to owner comments.

Peggy Coolidge expressed concern that her shed door is warped and needs to be replaced and needs a new hinge. She was told that the Association was no longer working on sheds because the sheds were the personal property of the owners. She stated that her shed is attached to the building and feels that it should be maintained by the Association. Ms. Lewis noted that the sheds that were built and attached to the building in the past were supposed to be at the expense of the owner. Ms. Coolidge noted that she did not remember having to pay for her shed. Mr. Kinnier asked how many owners had these sheds. Ms. Miller replied she thought there were about a dozen of them in the community. Mr. Kinnier asked Village Realty to find out how many of these sheds there are in the community. He also asked Village Realty to find out how much it would cost to repair Ms. Coolidge's shed door and if the cost was minimal have it fixed.

Ms. Coolidge expressed concern with the irrigation at the 1300 building. It was noted that the irrigation would be discussed during the Management Report.

Ms. Coolidge stated that she would like to have her fence dropped. She said that when the fences were replaced years ago, they were told that they would no longer cut the fence to be dropped. It was noted that this decision had been made because the drop fences started needing constant maintenance and they were also a hazard if left open in high winds. Mr. Kinnier said that owners can drop their fence only if they are willing to pay to have it done and pay for all upkeep and maintenance. It was suggested that Village Realty create some guidelines for dropping fences.

Bella Reber thanked Ms. Ambrose for her hard work creating the seal of Sandpiper Cay out of stained glass that is hanging in the clubhouse.

Betty Peet asked about bathroom vents being installed. Mr. Kinnier noted that this was discussed at a previous meeting and it was determined that this would be an owner responsibility.

The next item on the agenda was the approval of the Minutes from the Board meeting held on April 20, 2009. On a motion by Ms. Ambrose and a second by Ms. Puma, the Minutes were approved as submitted.

Ms. Miller presented the Financial Report. A current Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Report were presented. Mr. Kinnier noted that the Association is in much better shape financially than in the past. He stated that the Board is still waiting to find out if the Wind insurance premium is going to increase this year.

Ms. Miller presented the Management Report. MB Enterprises is scheduled to start the low pressure power washing of three buildings the week of June 22<sup>nd</sup>.

It was confirmed with Beach Mowing that the areas to be seeded with Bermuda grass would be irrigated. They will be putting the seed down in the middle of June.

The Reserve Study is very close to being complete. A draft of the study will be emailed as soon as it is finished.

The skylights on the 900 building are all cracked and not flashed properly and if not corrected, they will start leaking into the units. This has already happened in one unit at the 900 building. Wayne is not able to replace the skylights because of the way the roof was installed. A proposal from Gallop Roofing to replace all the skylights was included in the meeting packet. Mr. Kinnier instructed Village Realty to purchase the skylights and have Gallop install them.

Twine and Sons replaced the failed septic drain field at the 1900 building. Ms. Craig asked why there was no indication that this drain field was failing when the septic tank was pumped last year. Ms. Miller stated that when it was pumped, there was just one person living in one of the units that share the drain field. The failing field could accommodate this, but later a family of four moved into the other unit and the field could not support this. The septic ended up backing up into one of the units.

The pool opened on May 22<sup>nd</sup>. The pool is open daily from 9am-8pm. There are four pool monitors that will be monitoring the pool from 12noon-8:00pm on weekdays and 9am-8pm on weekends. Ms. Ambrose commented on how great the pool looked after the deck and pool chairs were power washed. Ms. Reber stated that she believed that some of the owners with delinquent accounts have been using the pool during the time when there is not a pool monitor on duty. Ms. Lewis noted that the Association could add hours to the pool monitor schedule but noted that the Board would need to weigh the expense of doing so against the problem of these owners using the pool.

Ms. Miller stated that Beach Mowing has all of the irrigation working with the exception of the 1100/1300 building. She had talked to Beach Mowing right before the meeting and at that time, Beach Mowing had the 1100/1300 working, but they would need to continue to monitor this system to make sure that it is working properly. Ms. Lewis stated that Village Realty had to call another vendor to get a second opinion on the irrigation after Beach Mowing indicated that three wells were dry. After discovering that at least two of the three wells were not dry, she contacted the owner of Beach Mowing concerning all the issues with the irrigation. She stated that Beach Mowing wanted the Board to know that they are committed to providing the best service possible to Sandpiper Cay and they will not be billing the Association for the May irrigation service.

John Leidy of Hornthal, Riley, Ellis and Maland, LLP has been contacted about sending letters to the owners with delinquent accounts.

Ms. Craig asked Village Realty to obtain the cost for a bike rack at the clubhouse. Wayne Armstrong said that he would be able to build one, which would be much less expensive than purchasing one. The materials would be about \$150 and it would take him half a day to build it. The Board agreed to this expense. Ms. Reber asked that the bike rack not be put right in front of the pool door as it causes too much congestion.

Ms. Ambrose suggested forming a Sandpiper Cay Landscape Committee. She noted that Tom Watkins had contacted her and thought a Landscape Committee was a good idea and he would like to be on the

committee. Ms. Ambrose made a motion to nominate Mr. Watkins as Chairmen of the Landscape Committee. Ms. Craig seconded the motion and Mr. Watkins was approved to be Chairmen of the Landscape Committee. Jerry Harris offered to help Mr. Watkins with the committee.

Ms. Puma gave a report for the Rules and Regulations Committee. She stated that after making some corrections that Mr. Kinnier had given her, the new Rules and Regulations would be finished.

Barbara Lawrence gave a report for the Social Committee. She stated that the patio sale had gone well for some that participated and not as well for others. They have events going on all summer including selling ice cream cups, cones and pops each Saturday in the clubhouse from 2pm-4pm. Covered Dish Suppers are held the third Saturday of each month and BINGO is played in the clubhouse every Saturday night in the summer. They will also be hosting a 4<sup>th</sup> of July picnic and need volunteers to help cook on the 3<sup>rd</sup> of July. They are also in need of some gas grills for the picnic.

There will not be a Board meeting held in July. The Board will be reviewing the Reserve Study during this time. The next Board meeting date was set for August 17, 2009 at 1:00pm at Village Realty.

With there being no further comments, Mr. Kinnier adjourned the meeting.

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

Respectfully Submitted,

Ansley Miller  
Assistant Property Manager