

SANDAL COVE 1 ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING
AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US Highway 19 N. Suite 102
Clearwater, FL 33763

Date: January 19, 2026

Called to Order: 4:30 pm

Meeting called to order by: Peter Daigle

IN ATTENDANCE

Property Manager: Angela Johnson

Board Members Quorum: Juan Soler, Peter Daigle, Kathy Leckman, Larry Young, Diane Campanaro

There was a total of 9 residents present and 3 residents via Zoom in attendance.

PROOF OF NOTICE

A notice of the meeting was posted on the SC1 Facebook page, posted in each building's lobby bulletin boards, and an email was sent to owners.

APPROVAL OF MINUTES

Minutes for the December 9, 2025, meeting were mentioned that they could be viewed on the SandalCove.com website.

AGENDA ITEMS (OLD BUSINESS)

Decisions on Hurricane Repairs / Insurance Claim:

Heritage asked for more time because the entire packet of information for our claim was not reviewed prior to the \$28k offer. There was a previous offer of \$232k from Heritage, which was never verified by the Insurance Company.

Velocity claims we owe them almost \$100k for past repairs. We are waiting for a full accounting of their costs before making any payment.

Our decision to move forward with the repairs will be postponed until we meet with the association's attorneys.

Review Second Special Assessment Passed by the Board on 11/5/25.

2 units have not paid the first special assessment. There is currently \$305k in reserves (minus \$100k owed to Velocity).

Electric Vehicle Hookups:

A motion was made and seconded that "Owners are not permitted to use the electric outlets in the common areas (including the parking lot) for personal use".

All board members were in favor of the motion.

Propose a change in the Declarations to reflect the difference in fees between one-bedroom and two-bedroom units:

The fees will be split at 45% (one-bedroom) and 55% (two-bedroom) to cover Association expenses. The cable fees will remain consistent across the one- and two-bedroom units. We will ask the attorney to prepare the language for an amendment to our Declaration of Condominium.

Change Bylaws to reflect our collection policy:

According to Florida law, late fees can be 5% of the owed amount or \$25, whichever is greater. The change will reflect late fees and interest owed on delinquent accounts. This should be entered into the Bylaws. This will be discussed with the association's attorneys.

(NEW BUSINESS)

Establishment of a Fine/Compliance Committee

The Board is establishing a compliance committee to allow the association to fine owners for violations of association policy. The committee will be created in accordance with Florida Condo law.

Information about the Compliance Committee will be included in the notice for the Annual Meeting.

Fire Alarm System Repairs:

The annual fire alarm system inspection found that 2 strobe horns in bldg. 1 and 3 strobe horns in bldg. 3 need to be replaced. In Bldg. 5, the batteries have to be replaced.

A motion to pay \$2,458.86 for the repairs was made and seconded.

Update on April 13, 2026, Annual Meeting of the Members:

2 directors' terms are expiring in 2026.

Upcoming Board Meetings in 2026:

April 13 at 4 pm – Annual Meeting

June 15 at 4 pm

September 15 at 4 pm

November 9 Budget Workshop

December 7 Budget Adoption Meeting

Wall at Parking Lot Entrance:

The wall near the entrance of Sandal Cove has large cracks, which are caused by the root ball of adjacent palm trees. It was decided to patch the cracks.

Numbered Spaces in the Parking Lot:

The numbers in the parking spaces are not legible. A committee of the unit owners will be established to paint the numbers.

The Board Meeting was adjourned at 6:15 pm.