

**NOTICE OF SPECIAL ASSESSMENTS MEETING OF THE BOARD OF DIRECTORS  
FOR SANDPIPER TOWERS CONDOMINIUM ASSOCIATION, INC.**

Notice is hereby given that a meeting of the Board of Directors for Sandpiper Towers Condominium Association, Inc. will be held on the 3rd day of December 2022, at 1:00 pm in the “card room-library” at Sandpiper Towers. Sandpiper Towers Condominium Association, 205 Highway A1A, Satellite Beach, FL.

Agenda items may occur in any order. The agenda for this meeting and the subjects to be discussed or considered upon which any formal action might be taken are as follows:

**AGENDA ITEMS REQUIRING 14 DAY NOTICE**

- Vote to approve attached **Schedule A**: Parking Lot Sewage Project Assessment as follows:

Assessment Based Upon Unit per Declaration Percentages				
Efficiency	1.34994%	3,897.21	3,897.21	
1 BR (15 Units)	1.47128%	4,247.35	63,710.25	
2 BR (35 Units)	1.66101%	4,795.47	167,841.39	
3 BR (10 Units)	1.85097%	5,344.18	53,441.79	
<b>Totals:</b>		<b>18,284.21</b>	<b>288,890.64</b>	

- Vote to approve Schedule A: Parking Lot Sewage Project Assessment Due Date: 12/15/2022

- Vote to approve attached **Schedule B**: New Washers-Dryers Assessment as follows:

Assessment Based Upon Unit				
Efficiency	1.34994%	212.41	212.41	
1 BR	1.47128%	231.75	3,476.22	
2 BR	1.66101%	261.67	9,158.28	
3 BR	1.85097%	291.61	2,916.08	
<b>Totals:</b>		<b>997.43</b>	<b>15,762.99</b>	

- Vote to approve attached Schedule B: New Washer-Dryers Assessment Due Date: 12/15/2022

- Vote to approve attached **Schedule C**: Copper Valves, Hangers, Joints and Storm Drain Work

Assessment Based Upon Unit per Bylaw Percentages				
Efficiency	1.34994%	906.59	906.59	
1 BR (15 Units)	1.47128%	988.14	14,822.04	
2 BR (35 Units)	1.66101%	1,115.65	39,047.87	
3 BR (10 Units)	1.85097%	1,243.27	12,432.73	
<b>Totals:</b>		<b>4,253.66</b>	<b>67,209.24</b>	

- Vote to approve attached Schedule C: Copper Valves Assessment Due Date: 12/15/2022

- Vote to approve attached **Schedule D**: Security 24/7 During Building Closure as follows:

Assessment Based Upon Unit per Bylaw Percentages				
Efficiency	1.34994%	481.86	481.86	
1 BR (15 Units)	1.47128%	527.73	7,915.98	
2 BR (35 Units)	1.66101%	595.83	20,854.06	
3 BR (10 Units)	1.85097%	664.01	6,640.10	
<b>Totals:</b>		<b>2,269.43</b>	<b>35,892.00</b>	

- Vote to approve attached Schedule D: Security 24/7 During Building Closure Due Date: 12/15/2022

- Vote to approve attached **Schedule E**: Tile-Walls-Rooms-Assessment #2 as follows:

Assessment Based Upon Unit per Declarations Percentages				
Efficiency	1.34994%	1,707.65	1,707.65	
1 BR (15 Units)	1.47128%	1,858.75	27,881.31	
2 BR (35 Units)	1.66101%	2,098.08	73,432.89	
3 BR (10 Units)	1.85097%	2,338.20	23,381.97	
<b>Totals:</b>		<b>8,002.68</b>	<b>126,403.81</b>	

- Vote to approve attached Schedule E: Tile-Walls-Rooms-Assessment #2 Due Date: 12/15/2022

- Vote to approve attached **Schedule F**: AC First Floor Project as follows:

Assessment Based Upon Unit per Declarations Percentages				
Efficiency	1.34994%	278.79	278.79	
1 BR (15 Units)	1.47128%	304.03	4,560.48	
2 BR (35 Units)	1.66101%	343.01	12,005.42	
3 BR (10 Units)	1.85097%	382.28	3,822.79	
<b>Totals:</b>		<b>1,308.11</b>	<b>20,667.47</b>	

- Vote to approve attached Schedule F: AC First Floor Project Due Date: 12/15/2022

- Vote to approve attached **Schedule G**: Boiler Assessment as follows:

Assessment Based Upon Unit per Declarations Percentages				
Efficiency	1.34994%	677.41	677.41	
1 BR (15 Units)	1.47128%	738.48	11,077.24	
2 BR (35 Units)	1.66101%	833.49	29,172.08	
3 BR (10 Units)	1.85097%	928.85	9,288.47	
<b>Totals:</b>		<b>3,178.23</b>	<b>50,215.20</b>	

- Vote to approve attached Schedule G: Boiler Assessment Due Date: 12/15/2022

- Vote to approve attached **Schedule H**: Fire Sprinkler System Engineer Invoice as follows:

Assessment Based Upon Unit per Declarations Percentages				
Efficiency	1.34994%	358.15	358.15	
1 BR (15 Units)	1.47128%	390.52	5,857.87	
2 BR (35 Units)	1.66101%	440.66	15,423.05	
3 BR (10 Units)	1.85097%	491.09	4,910.93	
<b>Totals:</b>		<b>1,680.43</b>	<b>26,550.00</b>	

- Vote to approve attached Schedule H: Fire Sprinkler System Engineer Invoice Due Date: 12/15/2022

- Vote to approve attached **Schedule I**: Public Restrooms Remodel as follows:

Assessment Based Upon Unit				
Efficiency	1.34994%	337.02	337.02	
1 BR (15 Units)	1.47128%	367.52	5,512.80	
2 BR (35 Units)	1.66101%	414.95	14,523.36	
3 BR (10 Units)	1.85097%	462.68	4,626.83	
<b>Totals:</b>		<b>1,582.17</b>	<b>25,000.00</b>	

- Vote to approve attached Schedule I: Public Restrooms Remodel Due Date: 12/15/2022

- Vote to approve attached **Schedule J**: Roof Drains and Additional Work as follows:

Assessment Based Upon Unit per Declaration Percentages				
Efficiency	1.34994%	3,081.55	3,081.55	
1 BR (15 Units)	1.47128%	3,356.79	50,351.78	
2 BR (35 Units)	1.66101%	3,789.71	132,639.73	
3 BR (10 Units)	1.85097%	4,223.39	42,233.94	
<b>Totals:</b>		<b>14,451.43</b>	<b>228,307.00</b>	

- Vote to approve attached Schedule J: Roof Drains and Additional Work Due Date: 12/015/2022

**ADDITIONAL AGENDA ITEMS**

- Vote to approve Rules for viewing association documentation.

\*Last page, after schedules, is a recap of assessments voted on for this special assessment board meeting. This recap is for owners' convenience only for due dates and amounts.

<b>SCHEDULE A: Parking Lot Sewage Project - Assessment</b>			
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>	
		<b>288,890.64</b>	
<b>Assessment Based Upon Unit per Declaration Percentages</b>			
Efficiency	1.34994%	3,897.21	3,897.21
1 BR (15 Units)	1.47128%	4,247.35	63,710.25
2 BR (35 Units)	1.66101%	4,795.47	167,841.39
3 BR (10 Units)	1.85097%	5,344.18	53,441.79
	<b>Totals:</b>	<b>18,284.21</b>	<b>288,890.64</b>
Surveyor; Campbell Surveying	4,604.00		
Civil Engineering; BGE, Inc.	6,250.00		
Electrician; Norwood Electrical Solution	11,000.00		
Manhole Lining; Danus Utilities	4,410.00		
Wellpointing/Dewatering; Mersino Dewatering	7,840.45		
Trench Box Rental per OSHA; Orlando South	3,738.82		
Composite Wet-Well; Technical Sales Corp.	10,289.60		
Champion Pipe Restoration:			
General Overhead; Subcontractor Supervision	11,352.98		
Mobilization, Crew, Vehciles and Equipment	23,800.00		
Lift Station Package	34,000.00		
Setting of Lift Station; 4-person Team, Delivery, Excavation of Site, Bedding of Stone & Concrete, Concrete Balast Poured, Setting Posts, Mounting Conrol Panel, Hydraulic Concrete/Composite Work at Lift Station Gravity Tie-in	32,200.00		
Installation & Excavation 2" Sewer Force-Main	5,420.00		
Jet-Vac Truck Services	13,140.00		
Jet-Vac Fuel Recovery Surcharges	762.12		
Excavation & Replacement of 8" Cast-Iron	22,120.00		
Lift-Station Start-up Procedures	2,400.00		
Administration Services; Jonathan Schrader	2,576.00		
Heavy Plumbing Team for Project	85,000.00		
Lift-Station Water Supply Line Assembly	820.00		
Property Line Force Main Valve Assembly	580.00		
Asphalt Preparation; Road Base & Equipment	6,146.48		
Installation of 3rd Clean-Out	1,600.00		
Well-Pointing Pump Diesel Fuel for Project	585.00		
Wet-Well Transport/Delivery	740.00		
Municipal Manhole Pipe	80.00		
Sales Tax	2,641.20		
<b>Sub-total Expenses</b>	<b>294,096.65</b>	Balances w/submitted Invoices	
Brevard County/Clerk of Court - Final Permit	940.79		
Less Asphalt Prep; Road Base & Equipment	-6,146.80	Paid for from Reserve Account	
<b>Total Parking Lot Sewage Assessment</b>	<b>288,890.64</b>		

<b>SCHEDULE B: New Washers-Dryers Assessment</b>				
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>		
		<b>15,762.99</b>		
<b>Assessment Based Upon Unit</b>				
Efficiency	1.34994%	212.41	212.41	
1 BR	1.47128%	231.75	3,476.22	
2 BR	1.66101%	261.67	9,158.28	
3 BR	1.85097%	291.61	2,916.08	
<b>Totals:</b>		<b>997.43</b>	<b>15,762.99</b>	
Commercial Washers; Five Total				
Commercial Gas Dryers; Five Total				
Five Year Warranties	15,676.99			
Hoses	86.00			
<b>Total Assessment New Washers-Dryers</b>	<b>15,762.99</b>			

<b>SCHEDULE C: Storm Drain and Copper Valves, Hangers, Joints and Leak Repairs Assessment</b>			
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>	
		<b>67,209.24</b>	
<b>Assessment Based Upon Unit per Bylaw Percentages</b>			
Efficiency	1.34994%	906.59	906.59
1 BR (15 Units)	1.47128%	988.14	14,822.04
2 BR (35 Units)	1.66101%	1,115.65	39,047.87
3 BR (10 Units)	1.85097%	1,243.27	12,432.73
	<b>Totals:</b>	<b>4,253.66</b>	<b>67,209.24</b>
Jet-Vac Truck for Storm Drain; North Parking	4,618.00		
Pipe Video Robot Inspection	4,062.00		
Fuel Surcharge Vac-Truck	503.44		
Jet-Vac Truck Debris Disposal	550.00		
<b>Sub-total Storm Drains North Parking Lot</b>	<b>9,733.44</b>		
Champion Invoice:			
Mobilization; Crew, Vehicles and Equipment	500.00		
Installation of Water Valves			
26 Valves; 0.5"	7,150.00		
29 Valves; 0.75"	8,961.00		
14 Valves; 1.0"	4,844.00		
1 Valve; 1.25"	433.00		
1 Valve; 1.5"	586.00		
11 Valves; 2.0"	6,556.00		
1 Valve; 2.5"	1,066.00		
2 Valves; 3.0"	2,758.00		
2 Valves; 4.0"	4,594.00		
Delete Existing Old Valves			
4 Valves; 0.5" - 1.5"	720.00		
4 Valves; 2.0" - 2.5"	1,288.00		
2 Valves; 3.0"	736.00		
Misc Pipe Repairs			
Old Pipe Settings and fittings.			
Pipe Segments and Fittings were replaced and Tested			
Materials Utilized	5,140.00		
Conventional Plumbing Services - Repairs	2,600.00		
Administrative Services	184.00		
Plumbing Crews	9,000.00		
Sales Tax	359.80		
<b>Total This Invoice</b>	<b>57,475.80</b>	Balances w/submitted Invoices	
<b>Total Assessment Storm Drains-Copper Valves</b>	<b>67,209.24</b>		

<b>SCHEDULE D: Building Closed - 24/7 Security from March 28 - September 3, 2022 Assessment</b>				
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>		
		<b>35,892.00</b>		
<b>Assessment Based Upon Unit per Bylaw Percentages</b>				
Efficiency	1.34994%	481.86	481.86	
1 BR (15 Units)	1.47128%	527.73	7,915.98	
2 BR (35 Units)	1.66101%	595.83	20,854.06	
3 BR (10 Units)	1.85097%	664.01	6,640.10	
<b>Totals:</b>		<b>2,269.43</b>	<b>35,892.00</b>	
24/7 Building Security From March 28, 2022 - September 3, 2022	35,892.00			
Current Security; Nightly Only from 10 pm - 6 am Rising Force Security, Inc.				
<b>Total Security Building Closed</b>	<b>35,892.00</b>			

<b>SCHEDULE E: Tiles-Walls-Lobby-Game Room-Card Room Assessment #2</b>			
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>	
		<b>126,403.81</b>	
<b>Assessment Based Upon Unit per Declarations Percentages</b>			
Efficiency	1.34994%	1,707.65	1,707.65
1 BR (15 Units)	1.47128%	1,858.75	27,881.31
2 BR (35 Units)	1.66101%	2,098.08	73,432.89
3 BR (10 Units)	1.85097%	2,338.20	23,381.97
<b>Totals:</b>		<b>8,002.68</b>	<b>126,403.81</b>
<b>Lobby Remodel and Landings Artwork/Planters</b>			
Lobby Rugs; Front of Doors and Elevators	124.06		
Lobby Armchairs	843.02		
Lobby Sofa	600.00		
Rub and Pad	341.33		
Wall Art; Blue and Turquoise Sea	127.31		
Wall Art; Blue Ciel	374.48		
Frame on Wall Art	196.44		
Wall Art; Two Sandpipers	204.06		
Trash Can and Pillows	193.30		
Metal Birds Sculture	40.42		
Turtle Wall Art	24.56		
Throw Pillows and Cases	195.12		
Console Table w/2 Drawers	261.88		
Console Table w/1 Drawer	160.50		
Coffee Table	75.00		
Assembly Fee	100.00		
Three Wood Floating Shelves	39.19		
Lobby Mirror and have Mirror Painted	11.05		
Shutters by Elevators	211.81		
Misc Décor Items	97.35		
Lobby Sconce Lights	139.08		
Lobby Ceiling Lights; Costco	213.84		
Lobby Paint; Sherwin Williams	132.17		
Planters for Lobby and Landings	3,412.93		
Plants for Lobby and Landings	1,956.74		
Landings Artwork	1,374.84		
<b>Subtotal Lobby Remodel and Landings</b>	<b>11,450.48</b>		
Less; Assessment #1	-3,050.00		
<b>Total Lobby Remodel and Landings</b>	<b>8,400.48</b>		
<b>Card Room Furniture and Décor</b>			
Table; Coffee Table	282.93		
Tables; Two Side Tables	633.41		
Two Teal Cabinets	270.00		
Two Lamp Tables	139.09		



Card Room Wicker Set	500.00		
Three Piece Furniture for Card Room	350.00		
Ruggable	309.00		
Lamps	57.78		
Card Room Ceiling Lights; Costco	256.61		
Budget; Complete Card Room	2,500.00		
<b>Total Card Room Furniture and Décor</b>	<b>5,298.82</b>		
<b>Game Room Furniture and Décor</b>			
Foosball Table	278.04		
Budget Complete Game Room	2,500.00		
<b>Total Game Room Furniture and Décor</b>	<b>2,778.04</b>		
<b>Office Furniture and Décor</b>			
Bookcase; Amazon	87.41		
Shelves; Amazon	119.92		
Ceramic Hanging Planters; Amazon	23.30		
Planter and Plants	100.00		
Cabinet with Doors; Amazon	231.88		
Assembly	100.00		
<b>Total Office Furniture and Décor</b>	<b>662.51</b>		
Paul Davis Restoration; Extract Sewage First Floor	5,960.83		
Cleaning under tile, walls and other			
Deep Clean; Main Floor Hallways	1,300.00		
Deep Clean; Office	300.00		
Deep Clean; Stairwells	275.00		
Deep Clean; Elevator Landings; under tile 2nd-6th Floor	1,250.00		
Deep Clean; Game Room	400.00		
Deep Clean; Card Room	500.00		
<b>Total Cleaning Under Tile, Walls and Other</b>	<b>9,985.83</b>		
<b>Miscellaneous</b>			
Air Vent Covers	179.73		
Tile; Installation includes Trim	8,226.78		
Tile Only	6,909.05		
Materials for Tile	638.35		
Remove old tile; Hammer Rental, Stucco, Concete Block	5,554.49		
Paint; Sherwin-Williams	2,010.22		
Hallway Covers; Valves in Ceiling; Fire Proof	1,685.40		
<b>Total Miscellaneous</b>	<b>25,204.02</b>		
<b>Payroll Tile, Walls and Other Repairs</b>			
Gross Payroll including Overtime	80,731.15		
Less Assessment #1 Gross Payroll including OT	-12,194.13		
Entity Payroll Portion	6,469.94		

Less Assessment #1 Entity Portion	-932.85		
<b>Total Payroll</b>	<b>74,074.11</b>		
*Due to the Projects and Emergency Sewage Issues			
We have \$18,920 left in Payroll Budget until Year End			
\$63,682 Total Payroll Budget for 2022			
(99,651) Total Payroll All Employees Pd through 8/31/22			
\$18,920 Balance in Payroll Budget through 12/31/2022			
<b>Total</b>	<b>126,403.81</b>		

<b>SCHEDULE F: AC First Floor; Card Room, Game Room, Maintenance</b>				
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>		
		<b>20,671.25</b>		
<b>Assessment Based Upon Unit per Declarations Percentages</b>				
Efficiency	1.34994%	278.79	278.79	
1 BR (15 Units)	1.47128%	304.03	4,560.48	
2 BR (35 Units)	1.66101%	343.01	12,005.42	
3 BR (10 Units)	1.85097%	382.28	3,822.79	
<b>Totals:</b>		<b>1,308.11</b>	<b>20,667.47</b>	
AC Units First Floor; Game Room, Card Room and Maintenance Room, Transfer Fans to Hallway	19,875.00			
Plans	221.25			
Electric	575.00			
<b>Total First Floor AC</b>	<b>20,671.25</b>			

<b>SCHEDULE G: Boiler Assessment</b>				
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>		
		<b>50,200.00</b>		
<b>Assessment Based Upon Unit per Declarations Percentages</b>				
Efficiency	1.34994%	677.41	677.41	
1 BR (15 Units)	1.47128%	738.48	11,077.24	
2 BR (35 Units)	1.66101%	833.49	29,172.08	
3 BR (10 Units)	1.85097%	928.85	9,288.47	
<b>Totals:</b>		<b>3,178.23</b>	<b>50,215.20</b>	
Replace 500,000 BTU Domestic Hot Water Boiler with two 280,000 BTU each High Efficiency Condensing Water Heaters	41,000.00			
Install Poly-Material Lining in Chimney for Venting; Materials and Labor	7,900.00			
Carbon-Monoxide Monitor to be tied in with Fire System	700.00			
Misc Electrical	600.00			
<b>Total Boiler System</b>	<b>50,200.00</b>			

<b>SCHEDULE H: Fire Sprinkler System Engineer Invoice Assessment #1</b>				
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>		
		<b>26,550.00</b>		
<b>Assessment Based Upon Unit per Declarations Percentages</b>				
Efficiency	1.34994%	358.15	358.15	
1 BR (15 Units)	1.47128%	390.52	5,857.87	
2 BR (35 Units)	1.66101%	440.66	15,423.05	
3 BR (10 Units)	1.85097%	491.09	4,910.93	
	<b>Totals:</b>	<b>1,680.43</b>	<b>26,550.00</b>	
Fire Sprinkler System Engineer Invoice #2022-2388-01	26,550.00			
Preparation of Fire Sprinkler and Fire Alarm Design Document				
<b>Total Fire Sprinkler Engineer Assessment #1</b>	<b>26,550.00</b>			

<b>SCHEDULE I: Public Restroom Remodel</b>				
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>		
		<b>25,000.00</b>		
<b>Assessment Based Upon Unit</b>				
Efficiency	1.34994%	337.02	337.02	
1 BR (15 Units)	1.47128%	367.52	5,512.80	
2 BR (35 Units)	1.66101%	414.95	14,523.36	
3 BR (10 Units)	1.85097%	462.68	4,626.83	
	<b>Totals:</b>	<b>1,582.17</b>	<b>25,000.00</b>	
Budget Remodel Both Public Restrooms	25,000.00			
*Budget includes one ADA Stall per Restroom				
<b>Total Public Restroom Remodel</b>	<b>25,000.00</b>			

<b>SCHEDULE J: Roof Drains, Parking Lot Manholes, Restroom Drains and Out Back Drains</b>				
<b>Unit #</b>	<b>Based Upon Declarations</b>	<b>Total Combined Expenses</b>		
		<b>228,307.00</b>		
<b>Assessment Based Upon Unit per Declaration Percentages</b>				
Efficiency	1.34994%	3,081.55	3,081.55	
1 BR (15 Units)	1.47128%	3,356.79	50,351.78	
2 BR (35 Units)	1.66101%	3,789.71	132,639.73	
3 BR (10 Units)	1.85097%	4,223.39	42,233.94	
	<b>Totals:</b>	<b>14,451.43</b>	<b>228,307.00</b>	
Estimate #204243; Base Amount of Contract	216,307.00			
Line Six Roof Drains, Replace rusted piping approximately 10' down, Complete clearing of North Parking Lot Manhole, Clear South Parking Lot Manhole, Clear Drainage, if possible, of Manhole out back by Unit #101, Clear and/or replace Public Restroom Drains				
Estimate to Repair Ceilings on 6th Floor after Roof Drain Work and Pipe Installation	12,000.00			
** Assessment #2 will consist of any amounts above the base bid price, the cost for Advanced Roofing to re-attach the Roof after the pipes are lined, and the cost of the roof drain covers and installation of covers.				
<b>Total Estimate Roof Drain Lining and Additional Work</b>	<b>228,307.00</b>			

**Recap of Special Assessments for Owners' Convenience for Due Dates and Amounts**

<b>Assessment</b>	<b>Due Date</b>	<b>Efficiency Apartment</b>	<b>One Bedroom Units</b>	<b>Two Bedroom Units</b>	<b>Three Bedroom Units</b>
Schedule A: Parking Lot Sewage Project	12/1/2022	3,897.21	4,247.35	4,795.47	5,344.18
Schedule B: Washers-Dryers Sets (5) Floors	12/1/2022	212.41	231.75	261.67	291.61
Schedule C: Valves - Leaks	12/1/2022	906.59	988.14	1,115.65	1,243.27
Schedule D: Security - Building Closed	12/1/2022	481.86	527.73	595.83	664.01
Schedule E: Tile-Walls-Lobby, Card & Game Rooms	12/1/2022	1,707.65	1,858.75	2,098.08	2,338.20
schedule F: AC First Floor	12/1/2022	278.79	304.03	343.01	382.28
Schedule G: Boiler Replacement	12/1/2022	677.41	738.48	833.49	928.85
Schedule H: Fire Engineer's Invoice	12/1/2022	358.15	390.52	440.66	491.09
Schedule I: Public Restrooms	12/1/2022	337.02	367.52	414.95	462.68
Schedule J: Roof Drain Lining and Additional Work as Outlined	12/1/2022	3,081.55	3,356.79	3,789.71	4,223.39
<b>Total Assessments Voted on 11/12/2022</b>		<b>11,938.63</b>	<b>13,011.06</b>	<b>14,688.52</b>	<b>16,369.56</b>
<b>*This Page is for Owner Convenience Only for Due Dates and Amounts</b>					