

**SANDPIPER TOWERS CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTOR’S MEETING
SPECIAL ASSESSMENT REQUIRING 14 DAY NOTICE
January 30, 2023 – Sandpiper Towers “Game Room”**

I. Opening:

- (a) The Treasurer, Delores Melton, called the meeting to order at 7 pm
- (b) The Treasurer, Delores Melton, held the Roll Call.

Present (in person)	Present (via telephone)	Absent
Scott Feighner, President	Joyce Wooden, Director	
Rod Heck, Vice President		
Delores Melton, Treasurer		
Lorna Farley, Director		

Delores Melton declared a quorum was present.

II. Proof of Notice of Meeting:

Delores Melton stated that notice of this meeting in accordance with Florida Statutes and Sandpiper Towers’ bylaws was posted in the lobby and provided to all owners on January 15, 2023.

III. Reading and Approval of Minutes:

Delores Melton read the minutes from the annual meeting on January 21, 2023. There being no changes to the minutes, James Haley made a motion to approve the minutes, seconded by Chris Williams.

Delores Melton read the minutes from the organization meeting on January 21, 2023. There being no changes to the minutes, James Haley made a motion to approve the minutes, seconded by Chris Williams.

IV. New Business.

(a) Assessment to Return not used Contingency Funds and Funds paid after assessments to Owners.

This motion it being made to return not-used contingency funds for the sea wall project assessment to owners. This assessment includes returning insurance monies and other funds paid after the assessment (for an associated assessment) to be returned to current owners.

Delores Melton made a motion to return non-used contingency monies and future received monies for associated assessments back to current owners. Motion was seconded by Lorna Farley. All in Favor. Motion Approved.

(b) Assessment for Sea Wall Project.

Scott Feighner made a motion to approve the sea wall base assessment in the amount of \$2,292,787.42 as detailed in the following schedule. Motion was seconded by Lorna Farley. All in Favor. Motion Approved.

Delores Melton made a motion that the sea wall base amount assessment be due and paid in full on March 3, 2023. Scott Feighner seconded the motion. All in Favor. Motion Approved.

Sea Wall Project			
Unit #	Percentage based on Declarations	Sea Wall Project	
			2,292,787.42
Assessment Per Unit Based on Declarations			
Units	Percentage based on Declarations	Per Unit	Totals
Efficiency	1.34994%	30,932.90	30,932.90
1 BR	1.47128%	33,711.32	505,669.84
2 BR	1.66101%	38,058.47	1,332,046.60
3 BR	1.85097%	42,413.81	424,138.07
Totals:		145,116.51	2,292,787.42
Reconciliation to above			
Efficiency		30,932.90	30,932.90
1 BR		33,711.32	505,669.84
2 BR		38,058.47	1,332,046.60
3 BR		42,413.81	424,138.07
			2,292,787.42
Sea Wall Contractor Estimate			1,966,370.00
10% Contingency per Engineers			196,637.00
6% Engineering Fees			129,780.42
TOTAL SEA WALL PROJECT			2,292,787.42

(c) Assessment for Emergency Sea Wall Repairs.

Rod Heck made a motion to approve the sea wall emergency repairs assessment in the amount of \$50,380.00 as detailed in the following schedule. Motion was seconded by Joyce Wooden. All in Favor. Motion Approved.

Delores Melton made a motion that the sea wall base amount assessment be due and paid in full on March 3, 2023. Scott Feighner seconded the motion. All in Favor. Motion Approved.

Sea Wall Emergency Repair			
Unit #	Percentage based on Declarations	Sea Wall Emergency Repair	
			50,380.00
Assessment Per Unit Based on Declarations			
Units	Percentage based on Declarations	Per Unit	Totals
Unit #101	1.34994%	677.73	677.73
1 BR	1.47128%	739.23	11,088.46
2 BR	1.66101%	836.82	29,288.62
3 BR	1.85097%	932.52	9,325.19
	Totals:	3,186.30	50,380.00
Reconciliation to above			
Unit #101		677.73	677.73
1 BR		739.23	11,088.46
2 BR		836.82	29,288.62
3 BR		932.52	9,325.19
			50,380.00
Sea Wall Emergency Contract with BDI			65,595.00
Boundry Surveys; Betsy Lindsay, Inc.			15,000.00
Test Boring; Bechtol Engineering			2,375.00
See Wall Reserves as of 12/31/2022			-32,590.00
TOTAL SEA WALL PROJECT			50,380.00
Note: \$4,516 the Annual Amount to Sea Wall Reserves			

(d) Assessment to update Elevators per State of Florida Retroactive Code ASME A17.3-2015, Section 3.10.12

Lorna Farley made a motion to approve the elevator upgrade assessment in the amount of \$33,710.60 as detailed in the following schedule. Motion was seconded by Rod Heck. All in Favor. Motion Approved.

Joyce Wooden made a motion that the elevator upgrade assessment be due and paid in full on March 3, 2023. Scott Feighner seconded the motion. All in Favor. Motion Approved.

Elevators Update; Per State of Florida Retroactive Code ASME A17.3-2015, Section 3.10.12			
Assessment Total for Calculations		33,710.60	
Assessment Per Unit Based on Declarations			
Units	Percentage based on Declarations	Per Unit	Totals
Unit #101	1.34994%	455.91	455.91
1 BR	1.47128%	494.48	7,417.16
2 BR	1.66101%	559.94	19,597.80
3 BR	1.85097%	623.97	6,239.73
	Totals:	2,134.30	33,710.60
Reconciliation to above			
Unit #101		455.91	455.91
1 BR		494.48	7,417.16
2 BR		559.94	19,597.80
3 BR		623.97	6,239.73
			33,710.60
TKE Door Lock Mechanism			
2nd Controller Update; Per State of FL Retroactive Code ASME A17.3-2015, Section 3.10.12			
			49,467.26
Elevator Reserves as of 12/31/2022			
			-15,756.66
TOTAL REQUIRED UPDATE			33,710.60
Note: \$7,002.96 the Annual Amount to Elevator Reserves			

(e) Assessment to defray shortfall in Funds, due to Owner non-payment of Assessments and Maintenance Fees.

Scott Feighner made a motion to approve the assessment to defray shortfall in funds from owner non-payment in the amount of \$39,113.82 as detailed in the following schedule. Motion was seconded by Lorna Farley. All in Favor. Motion Approved.

Rod Heck made a motion for the assessment to defray shortfall in funds to be due and paid in full on March 3, 2023. Scott Feighner seconded the motion. All in Favor. Motion Approved.

Assessment to defray shortfall in Funds, due to Owner non-payment of Assessments and Maintenance Fees			
			39,113.82
Assessment Per Unit Based on Declarations			
Units	Percentage based on Declarations	Per Unit	Totals
Unit #101	1.34994%	525.38	525.38
1 BR	1.47128%	573.97	8,609.61
2 BR	1.66101%	649.69	22,738.98
3 BR	1.85097%	723.99	7,239.85
	Totals:	2,473.03	39,113.82
Reconciliation to above			
Unit #101		525.38	525.38
1 BR		573.97	8,609.61
2 BR		649.69	22,738.98
3 BR		723.99	7,239.85
			39,113.82
Due Association 12/31/2022			
Maintenance Fees 9/1/21 - 12/31/22			7,360.00
Special Assessments not Paid from 8/15/21 - 12/31/22			10,852.11
Special Assessment 12/14/2022			13,011.06
Concrete Restoration Payments			18,709.93
Payments			-10,819.28
Elevator Reserves as of 12/31/2022			
TOTAL AMOUNT			39,113.82

V. Adjournment

Delores Melton stated there are no additional items on the agenda. There being no additional items, Rod Heck. Motion seconded by Lorna Farley.

All in Favor. Motion approved. Meeting Adjourned at 7:58 pm

The foregoing minutes were read on _____, 2023, and signed in to record by:

Scott Feighner, President

Date