

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS FOR  
SPECIAL ASSESSMENT REQUIRING 14 DAY NOTICE  
SANDPIPER TOWERS CONDOMINIUM ASSOCIATION, INC.**

Notice is hereby given that a special assessment meeting of the Board of Directors for Sandpiper Towers Condominium Association, Inc. will be held on the **25<sup>th</sup> Day of March, 2021**, at 7:00 pm in the “card room” at Sandpiper Towers. CDC Social Distancing Guidelines apply. No entry without a mask.

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 by the Board of Directors for a Special Assessment for the contract base amount voted on by the Board of Directors. The amount for the special assessment contract base amount vote is: \$2,307,974.00

For explanation purposes please see the following breakdown for the contract base amount assessment. Reserve amounts collected in 2020 and 2021 will be held as additional reserve “buffers”:

|   |                       |
|---|-----------------------|
| <b>Contract Base Amount:</b>                      | <b>\$2,337,607.31</b> |
| <b>Keystone Engineering 5%:</b>                   | <b>116,880.37</b>     |
| <b>Less Reserve; Balconies 12/31/2019:</b>        | <b>- 21,871.68</b>    |
| <b>Less Reserve; Building Painting 12/31/2019</b> | <b>- 86,135.00</b>    |
| <b>Less Reserve; Roof Deck 12/31/2019</b>         | <b>- 38,507.00</b>    |
| <b>Contract Base Amount Assessment:</b>           | <b>\$2,307,974.00</b> |

Special Assessment will cover the base amount of the contract for the Concrete Restoration Project which will include the balconies, exterior building repairs, wall repairs, painting, garages and related substructures, garage roof balconies, and doors and windows for common areas.

Please see the following per unit contract base amount assessment:

|                             |                    |
|-----------------------------|--------------------|
| <b>Unit #101 Efficiency</b> | <b>\$31,156.26</b> |
| <b>One Bedroom Units</b>    | <b>\$33,956.76</b> |
| <b>Two Bedroom Units</b>    | <b>\$38,335.73</b> |
| <b>Three Bedroom Units</b>  | <b>\$42,719.91</b> |

Please see the following per unit, contract base amount payment per month, for 18 Months:

|                             |                                  |
|-----------------------------|----------------------------------|
| <b>Unit #101 Efficiency</b> | <b>\$ 1,730.90 for 18 Months</b> |
| <b>One Bedroom Units</b>    | <b>\$ 1,886.49 for 18 Months</b> |
| <b>Two Bedroom Units</b>    | <b>\$ 2,129.75 for 18 Months</b> |
| <b>Three Bedroom Units</b>  | <b>\$ 2,373.33 for 18 Months</b> |

- Vote by Board of Directors to have payments for contract base amount to begin on April 1, 2021.

- Vote by Board of Directors for Special Assessment on Legal Fees in the amount of \$9,355.41 due on May 1, 2021, as follows. Please see Legal Fees Analysis attached to this Agenda.

|                             |                 |
|-----------------------------|-----------------|
| <b>Unit #101 Efficiency</b> | <b>\$126.29</b> |
| <b>One Bedroom Units</b>    | <b>\$137.64</b> |
| <b>Two Bedroom Units</b>    | <b>\$155.39</b> |
| <b>Three Bedroom Units</b>  | <b>\$173.17</b> |

- Vote by Board of Directors for Special Assessment for second Fire System Assessment Fees in the amount of \$25,299.60 due on May 1, 2021, as follows. Please see Fire System Analysis attached to this Agenda.

|                             |                 |
|-----------------------------|-----------------|
| <b>Unit #101 Efficiency</b> | <b>\$341.53</b> |
| <b>One Bedroom Units</b>    | <b>\$372.23</b> |
| <b>Two Bedroom Units</b>    | <b>\$420.23</b> |
| <b>Three Bedroom Units</b>  | <b>\$468.29</b> |

- Vote by Board of Directors on Collection Processes.
- Vote by Board of Directors on accepting credit cards and ACH debits for owner payments.
- Vote by Board of Directors for Emotional Support Animals and Service Animals as per current laws provided by our condo association lawyer.
- Vote by Board of Directors on streamlining procedures for prior notification of individuals renting at Sandpiper Towers.
- Vote by Board of Directors on assigning outside parking spaces, during the garage work only, for garage paying owners.

|                           |                |
|---------------------------|----------------|
| _____                     | ____/____/____ |
| Delores Melton, Treasurer | Date Mailed    |

|                         |                |
|-------------------------|----------------|
| _____                   | ____/____/____ |
| Witness for Date Posted | Date Posted    |

|                         |                |
|-------------------------|----------------|
| _____                   | ____/____/____ |
| Witness for Date Posted | Date Posted    |