

SANDCASTLE CONDOMINIUM, INC.

Board of Director's Meeting

December 7, 2023

7:00pm

Social Room and via Zoom

The meeting was called to order by Loran Hauck at 7:00pm.

A quorum was established with the following board members present:

Loran Hauck
Eric Holt
Debbie Pinkewich
Laurie Alter
Michael Williamson
Anna Ondick
Carrie Shaffer

Approval of Meeting Minutes

A motion was made by Laurie Alter to approve the meeting minutes from September 7, 2023 and September 14, 2023. Unanimously approved.

President's Remarks

Loran Hauck welcomed CAM Becky Carpenter to the Sandcastle family and to her first Sandcastle BOD meeting. He expressed gratitude for her leadership as Sandcastle prepares for another year.

Loran continued with a historical review of Sandcastle since the devastating hurricanes:

- Engineering Study and Reserve Study
- Elevators
- New attorney- Barbara Reid
- End of the Sandcastle Rental Program
- Seawall Grants-helped offset overages

He also gave a look at projects in the coming year:

- Pipelining
- Resurface Parking Deck
- Landscaping
- Lighting

Treasurer's Report

Debbie Pinkewich gave an update on all accounts.

Secretary's Report

Laurie Alter reviewed the list of BOD candidates for the 2024 election, alphabetically:

Laurie Alter	North
Denise Crowe	South
Shirley Gibbs	North
Loran Hauck	South

Eric Holt	South
Sean McGarry	North
Anna Ondick	South
Debbie Pinkewich	North
Michael Williamson	South

She also reviewed the ballot procedures and urged all owners to verify their Designated Voter.

Laurie also thanked everyone who participated in the November Sandcastle Workday and Veterans' Luncheon.

Old Business

Michael Williamson gave an update on Elevator Project:

- Lobby lighting
- Stucco and painting
- Uniform look on all elevator lobbies

Michael also discussed the pool doors with Eric Holt reporting on the fire door quotes.

2024 Budget

The 2024 Budget was presented with specific attention to the rise in insurance premiums and the need to fund a Structural Reserve Account.

The proposed 2024 Budget includes a 38% increase, which includes the required contribution for the Traditional and Structural Integrity Reserve Accounts. It also includes the substantial rise in insurance costs.

Effective January 1, 2024:

- Two-bedroom monthly maintenance fee will be \$971.00 of which
\$257.03 is for the Reserve contribution (cannot be waived)
\$88.85 is for insurance
- Three-bedroom monthly maintenance fee will be \$1062.00 of which
\$281.21 is for the Reserve contribution (cannot be waived)
\$97.21 is for insurance

Budgetary items reduced:

- New contract with Waste Management reduced by \$16,000.
- New landscaping contract reduced by \$4,800.
- Hostaway, the Rental Program software, eliminated \$11,000.
- State required Reserve Study and Milestone Inspection, a one-time expense for 2023, resulting in a savings of \$16,950 for 2024.

Motion

A motion to approve the proposed 2024 Sandcastle Budget was made by Debbie Pinkewich and seconded by Laurie Alter. The motion was unanimously approved.

Owner Forum

With no further business, a motion to adjourn was made by Michael Williamson at 8:15pm. It was seconded by Carrie Shaffer and unanimously approved.

Respectfully Submitted,

Laurie Alter

Secretary, BOD

The Sandcastle Condominium Association