

**Minutes for Saturday, March 15th, 2021
Sand Dollar III Board Meeting**

9:30 AM Telephone Conference Call

Present via Conference Call: **Joshua Herbstman (Board President), Larry Ridley,
Larry Taylor, Bob Reed, Charlie Lane**

Also present: **Judy Alligood, Coastal Realty & Jim Haga, Property Manager**

Proceedings:

1. Call to order by Joshua Herbstman
2. Determination of Quorum as Confirmed by Jim & Judy
3. Confirmation by Community Association Manager that Association fully complied with the requirement for notice of this meeting, as confirmed by Jim & Judy
4. Joshua is deferring his President's report to New Business
5. **Old Business: "West Walkway Project" Update**

Jim Haga, combining this report with his usual Maintenance and Building report, updated the Board and owners about the current project with Southeast Restoration.

As per our schedule, floors 5&6 are currently being worked on. The 6th floor seems to have more concrete spalling thus far, and owners must be patient as this work is noisy and no-doubt bothersome.

As a general observation, the concrete restoration project is going well. We must realize that there will be some change orders to approve in terms of what we are finding spalling on each floor. Some floors clearly have more spalling issues than others, and it is a case-by-case basis. The committee overseeing this work, Bob, Larry T., and Jim, are on top of the project, and Bob is continuing to monitor progress as work carries on.

Joshua added to Jim's report by reviewing that some owner's, who we know have ceiling spalling issues, will be having their units' problems addressed during this remediation project.

Elevator, Boardwalks, Misc. Update

Joshua spoke about the easement process we will have with SD II and also with SD IV. He feels that SD IV may be more of a challenge given our history with them. The shared boardwalk between our two buildings is of a safety concern, and may be shut down in the coming months for safety and liability reasons.

We are working with our hired elevator consultant, and will have further information in the coming weeks about the process. Our elevator committee (Jim, Bob, & Josh) will be meeting with the consultant to review the bid specifications before bid solicitations are sent out. This work will eventually involve the elevator being down once modernization begins.

6. **New Business: Walkway Coating Color Selection**

Bob Reed described the color scheme the committee recommends us to implement. The color scheme will be a two tone one, similar to that which we currently have. The coating of course will be the water proof type we have on all eastside balconies from the 2nd floor on up. Owners can view the colors if they choose so at our office in the LL

Dumpsters, Parking Decals, and SD II/III Paver Project

Joshua Herbstman brought up the condition of our dumpsters, and has suggested we either have our current disposal company better manage our (current eyesore) dumpsters, or we should investigate a new contract elsewhere. Jim said he will follow up on the matter.

We need to re-issue parking decals. Josh and Jim looked at some designs online, and Larry Taylor suggested we design a mockup for the Board to review before any action is taken.

Jim presented the estimate for our shared costs for the demolition and removal of the boardwalk (before the stairs) shared with SD II. The wooden boards are corroding and our dangerous, and the paver project will improve the pool area for both buildings. Having chosen pavers similar to our previous SD III/SDIV paver project, the Board voted 4-0 to approve the paver project with SD II with a budget of \$2700.

7. **Call to Adjourn, by unanimous (4-0) vote at 10:30 AM**

As Charlie Lane had to leave early, the minutes were prepared
by our Board President Joshua Herbstman