

**Minutes for Saturday, July 31st, 2021
Sand Dollar III Board Meeting**

9:00 AM Telephone Conference Call

Present via Conference Call: **Joshua Herbstman (Board President), Larry Ridley,
Larry Taylor, Bob Reed, Steve Berk (new member)**

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. Board President introduced our newest Board member, Steve Berk (unit 305), who has replaced past Board member Charlie Lane.
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.

Starting with floors 5&6 (as per the schedule sent out by Jim in an owners’ email), SER began the coating process for the floors. Owner will not be able to walk on floors during this part of the work, and Jim has sent our multiple reminders to this effect. We are now finishing up 1&2, and this work will be then followed by the installation of new railings on the entire westside of the building.

The next phase after this will be touch-up work on the westside, and then we will schedule the eastside work in the beginning of 2022. Joshua will speak more on the support column issue shortly.

We are scheduling an inspection of the upper & lower garage for damage. Given the incident of a sub-contractor wrongly driving a lift truck on top of the garage (exceeding our weight limit by some 32,000 lbs), SER will be paying for that portion of the garage inspection and any repairs needed associated with this incident. This process has begun, and Jim will update everyone at the next meeting.

Larry Ridley, our Treasurer, had some concerns about some eleven change orders that the Restoration Supervision Committee (Jim, Bob, Larry Taylor) had authorized up until this point. Jim explained that these related to the specifics of remediation and that nothing of concern has happened. It is part of the process of this project.

The concrete restoration project is on schedule. The main work on the walkways is nearly complete, and the painting of the building is underway.

Inspection of Inside Unit Support Columns

Jim Haga and Joshua Herbstman led a discussion of the potential problems with the support columns near the eastside of all SD III units. Having discovered a damaged column in his own unit (purely by random chance), Joshua initially brought this to the attention of the Board at the May annual meeting. The initial follow-up of that discussion was Jim Haga bringing this problem to the engineer we have. He subsequently instructed Jim to look only at units that evidence a drywall issue, as that may indicate concrete problems behind it.

Jim performed that inspection, and certain units are now on the radar for repair during our remediation project. Upon further reflection of this matter, the Board President feels that **ALL** units should be inspected, and is requesting a vote that 47 units (#406 is already repaired) have their drywall cut for a visual concrete inspection. Bob Reed agreed strongly with this motion, and the Board voted 5-0 to have Cody & Jim undertake this in the coming weeks. The engineer will be brought in when Jim has cut all 47 inspection holes.

Discussion of Westside Doors, Windows, & Shutters

Joshua Herbstman led a discussion of the poor condition of many of the westside windows, storm doors, and (optional) shutters. As SD III has spent a considerable amount of money updating and repairing the building, particularly the westside, there is concern over the state of certain units that have old, damaged, and/or unsightly doors and windows on the westside. Such items can leak water into our newly repaired concrete, and present an eyesore in many instances.

After a lengthy discussion about the reasons for not grandfathering in outdated windows, sliding glass doors, shutters that are chipping, etc., etc., a motion was brought to the table:

“Authorization of Jim Haga to send out letters to owners with damaged items requesting said owners to replace indicated doors/windows/shutters.” (A visual inspection of all 48 units was performed by Jim, Bob, and Josh earlier in the month).

Larry Ridley, voicing some concern that the scope of this remedy is too large, abstained. Motion passed 4-0.

Boardwalks Update

Larry Taylor is to represent SD III in our discussions with SD IV to settle our disagreements over the details of the easement.

Bob Reed will work with Larry Taylor and Steve Berk to represent SD III in the committees that will deal with SD II and SD IV individually. SD II's Board will be joining us, after this meeting adjourns, to discuss replacing our shared Boardwalk.

Elevator Update

We have the bids coming in from the companies our Elevator Consultant sent out request forms for. In the coming days, the Elevator Committee of Jim Haga, Bob Reed, and Joshua Herbstman will be meeting to review the bids, and our next meeting we should have a recommendation for the full board to vote upon.

Parking Decals

Joshua Herbstman emailed the Board the parking decal design and it was approved 5-0. Jim will order the decals in the coming months and we will begin giving them to owners at a later date.

6. New Business: Rec Room Committee

A Rec Room Committee, headed by Linda Reed of unit 304, will begin looking for furniture ideas to furnish the Rec Room. The Board elected at this time not to predetermine a budget, but rather allow the group to come up with ideas for review at a later time.

Rules & Regulations Modification

The Board approved 5-0 a change in the rules: "Non-Metallic" language was added to Rule 46 in order to protect the walkways we just had resurfaced.

Director of Maintenance

As Joshua Herbstman needs to step back from some of his many duties as President, he and Bob Reed feel that the Board need to create a new “Director of Maintenance” position. This role will be as the Board and the Association’s point-man in dealing with building grounds and maintenance issues, working closely with Jim & Cody. The Board approved 5-0.

Stairwell Door Replacement

The Board took up a discussion, with no vote, to look into replacing the metal doors on the LL as well as the stairwell doors. These metal doors corrode very quickly, and Jim & Cody have to perform constant maintenance on them. No-metal doors should be considered, and Larry Ridley will advise us on options at a future date.

7. **Call to Adjourn by unanimous (5-0) vote at 10:50AM**

The minutes were prepared
By Board President Joshua Herbstman