

## **Minutes for September 20<sup>th</sup>, 2019**

### **Sand Dollar III Board Meeting**

Location: recreation Room, 8050 A1A South, St. Augustine, FL

The meeting was called to order by President Joshua Herbstman at 1pm. A quorum was established with Board members Larry Ridley & John Hrencecin.

The Community Association Manager (CAM) Jim Haga confirmed that the association was in compliance of all requirements.

President Joshua Herbstman opened this special emergency Board Meeting to deal with the ongoing issues with our elevator. Two representatives from Thyssen Krupp attended this meeting to address our elevator emergency.

### **Questions Regarding the SD III Elevator**

1. What is your understanding of why SD III had its only elevator down for approximately 11 days at the beginning of September?

*Thyssen explained that there were errors due to holidays, as well as the storm hitting the area at the time. SD III was a priority as it is a one-elevator building. They said here was no excuse for the mishandling of our building.*

2. Please explain the process by which Thyssen orders parts for our elevator, and when the current used “circuit board for input voltage” installed recently will be replaced with a new part.

*Parts procurement is and was not a problem as Thyssen sees it.*

3. What is your perception of our experience relative to similar installs in other beachfront buildings? What about SD III’s elevator spending relative to the age our components?

*SD III has a good history of use for the system we have.*

4. What are the pros and cons of repairing our elevator vs replacing the elevator?

*Our pump and motor are covered by warranty. We have had failure of the Motion Control Equipment, and the main Control Board may no longer be produced in coming years. Twenty Years is the lifespan of a typical Control Board. An oil- line failure may occur over time, and if so, that would be catastrophic, however unlikely.*

5. If a major rebuild were to occur, what would that entail? Is there room for a smaller second elevator in our shaft?

*We cannot have two elevators with our current setup.*

The Board thanked the Thyssen representatives for their time and took questions after they left from SD III owners. The Board decided it would closely monitor the elevator situation and go from there. Other options will be investigated along with other elevator contractors to better inform Board decisions going forward.

The meeting was adjourned at 2:15pm