



Sand Dollar III Condominiums

Crescent Beach, Florida

2021 President's Letter

December 15, 2021

Dear Friends and Fellow Homeowners,

I want to take a moment to wish you and your families all the very best this holiday season. Like 2020, 2021 has been a challenging and difficult year for many of us, and I would like to take a moment to extend my deepest sympathies to those of you who lost loved ones this past year. My prayer is that 2022 will be a happy and healthy year for everyone.

A Thank You to Jim & Cody

Our Board would like to take a moment to thank Jim Haga and Cody Bivens for their service and dedication to the families here at SD III. We also would like to acknowledge Judy Alligood and her staff at Coastal for the work they do on our behalf throughout the year.

Project Updates

2021 saw a lot of work done at our property, and 2022 will be another busy year for us. Here is where we stand as of today on the major projects here at SD III:

Concrete Restoration: The westside of our building was successfully repaired this year, and we are in excellent shape for the foreseeable future vis a vis our concrete structure. Spalling was repaired, the westside was completely repainted, we have a new waterproof floor coating, and new railings were installed on floors 1-6.

TO BE DONE IN 2022: The eastside of our building will have work beginning in April of 2022. This date may change depending on circumstances, and we will do our utmost to inform owners ASAP. All of our units have been inspected, and you will be individually notified if interior concrete work in your unit is needed. Those of you who need balcony work will have your balconies recoated during this phase of our repairs. As mentioned in previous communications, you will be responsible for protecting your home's furniture/wall art with plastic coverings, as well as any new wall paint needed after the drywall repairs. This is a dusty process, and you must keep in mind that SD III is NOT responsible for interior housekeeping issues due to this necessary construction work. The upper and lower garage having concrete and recoating issues that need to be addressed, and that work will also take place in 2022.

Elevator Upgrade: A new elevator system (to be installed by Otis) has been ordered for us.

TO BE DONE IN 2022: The elevator system will be installed over a three-week period in late Spring. This date is subject to change should circumstances warrant. Our Management will give owners as much time as possible to make plans accordingly. That said, when the system is being worked on, there will be a 21-day window where SD III will NOT have a working elevator. For those families for whom this is an issue, we strongly suggest that you make alternative living arrangements for this time period. PLEASE PLAN AHEAD!

Beach Boardwalks: Our Board has become the process with SD II & SD IV to replace the respective beach access boardwalks. As of this writing, we are in constructive talks with SD II to get quotes and options to present to our respective Associations for 2022. SD IV is at an impasse with us, and for the time being, no progress has been made in negotiations with them

TO BE DONE IN 2022: Easement Agreements need to be executed separately with SD II and SD IV. Once done, bid will be considered and we will contract for new boardwalks. It is the desire of this current Board that a full ramp/ no stairs option be part of any new structure we build. As this project moves forward, we will include the owners in the details and there will be a Board meeting about this when we are closer to making a decision.

Safety & Security Committee: Our Board has received owner feedback about additional safety and security measures, and once 2022 settles in, we will establish a new Safety and Security Committee to examine these ideas.

Assessment Reminder

For those of you who have not yet done so, please remit this year's \$2,400 Special Assessment Payment to our office before December 31st. As a reminder, our office will add additional late fee penalties once the grace period for this payment has elapsed. Please contact Jim Haga if you have any questions on this matter.

My Term as Board President

At the request of our Board, I have postponed my resignation as President from December 31 until our annual meeting in May 2022. After 5+ years on the job, I think it is time for new leadership. I have enjoyed working with many of you on various projects over the years, all with the objective of making our shared community more livable and enjoyable. But I am burnt-out and it's time for another person to take the position. I can always serve our community at a later point in the future, should you wish me to return in this capacity.

Future Board Meetings

The last Board meeting we had in September was awful, and it cannot repeat itself during the remainder of my term. As I am the President of our Board, and as it is my meeting to run, I am ultimately responsible for how our meetings are conducted. To the extent I failed in maintaining a civil discourse, I apologize to you all. In an effort to remedy the mistakes of that day, the following changes will be made to our Board meetings:

1. Any owner who wishes to participate remotely will do so via the Zoom call platform. which Judy Alligood and the team at Coastal will help set up for us. Everyone's microphone will be muted, and the President will call upon Board members and owners in turn to speak.
2. Any owner who misrepresents what Jim or Judy has told them, OR, misrepresents what the communications/directives of this Board of Directors will be called out immediately. I am under no obligation to facilitate falsehoods at our meetings. I am not talking about an innocent misunderstanding or a slip of the tongue. I am talking about certain individuals who feel they can spin their own yarns at our meetings, which can & often creates confusion among other owners and

mixed messages. As your President, I have always allowed owner comments after **each** agenda item, something not required in running a meeting. Previous Board Presidents just allowed for *owner comments* at the end of the meeting before the adjournment. I want to allow as much participation as possible, but I will not be dealing in the world of alternative facts.

Our Rules & Regulations

As uncomfortable as a topic as this may be, I wish to address a matter of our rules and regulations here at Sand Dollar III. Most owners come and go here without ever having any incident. There are some though that feel that the rules and regulations here are but just suggestions, open to their liberal interpretations, or not applicable to them at all. When our Board or Coastal Management asks something of them, they choose not to alter a particular behavior, however polite or timely the request. There are sometimes serious consequences to having disrespectful neighbors. I am reluctant to get into the history of our dirty laundry by putting specifics on paper for the world to see. That said, if you want to know, I am available to give you the stories (sans the individual names). And this is not just one or two owners complaining about causal infractions by their neighbors.

Look, misunderstandings can happen in the best of communities, and I'm not talking about someone bringing a 23lb dog here when our rules say 20lb. There are some who just seem to think that, because this is their vacation home and/or an income source, this place should play fast and loose with how we run this community. *Individual owner/guest enjoyment* should take precedent over anything else. Who is ANYBODY to tell them or their kids not to ride on the shopping carts on the LL, not to bring two 30+lb dogs here, not to leave bicycles on the westside walkways, or not to dump unwanted furniture in the Rec Room because they think we need a donation?

This is a \$40 million property, and a permanent home for many owners. It is not a condotel, not an Airbnb, and not a resort where Jim & Cody are expected to pick up after us. Please respect the Rules & Regulations that our community has approved through its Board of Directors. If there is a rule that you feel is unfair, or an accommodation you may need, please talk to Jim at our office or Judy at Coastal Management. They are understanding people who will try their best to help you if there is a problem. And if a rule change needs to be made, of course our Board will promptly consider the request and give everyone concerned a fair hearing.

Finally, A Thank You to Our Volunteers

I would like to take a moment on behalf of our Board to acknowledge the owners here who, throughout the year, have used our Rec Room for various projects for the benefit of local St. Johns County charities. I would also like to thank the volunteers for organizing the BYOB Friday get-togethers for the benefit of the owners here. Your work is very much appreciated!

On behalf of our Board of Directors, I wish you and your families all the very best for 2022. Happy Holidays.

Sincerely,
Joshua Herbstman