



Sand Dollar III Condominiums

Crescent Beach, Florida

Dear Fellow Sand Dollar III Homeowners,

I want to take a moment to wish you and your families well, and to update you on the 2018-19 fiscal year at SD III. In May, our current Board was reelected at our annual meeting. I will continue this year as our President, with John Hrencecin serving as VP, Larry Ridley as Treasurer, Ernie Turbyfill as Secretary, and Bob Reed as our (unofficial) Landscaping Czar. We are in the middle of painting our building as well as a host of smaller projects, ranging from stairwell door replacement to repairing our irrigation. Upon suggestion of our manager Jim Haga, the Board has authorized additional summer work hours for our maintenance man Cody. Both gentlemen have done outstanding work in keeping SD III in great shape!

Windows & Shutters

Since last year's storm, we've had many discussions on how to better protect our building from water intrusion. *After numerous meetings, it is clear there is not enough of a consensus to mandate a uniform window installation for all units at this time. What there does seem to be large agreement on is the requirement of hurricane shutters for all SD III units.*

SD III will be approving a "Window Installation Guidelines," a document helping our owners with their individual window installation decisions and specifying certain installation rules and parameters at SD III. We will make this document available once it has been finalized.

With that said, ***I anticipate that the Board will be voting to mandate all units having hurricane shutters*** at our July 14th meeting. We have discussed this possibility since February and we have received homeowner feedback for months on the issue. The Board does not take such measures lightly. In view of the extensive damage from the recent storms, we feel that all units must have the basic level of protection hurricane shutters provide.

Should we approve this measure, specific guidance will be given for units that need to install and/or upgrade their shutters to this mandate. Plenty of time will be allotted to accommodate this, as we understand that hurricane shutters are both expensive and seasonal installation demand is high right now. I urge you to contact me or Jim Haga if you have any questions or concerns on this matter.

HO-6 Insurance Assessments & the "13th Payment"

For those of you who have not had the chance yet, please remit your HO-6 insurance assessment (\$1559.90) to the office as soon as you can.

The board will likely vote in July on a second year of a Reserve Fund "13th Payment." As a reminder, this measure, recommended by our management company, is an easy way for us to methodically tackle our long-term reserve funding deficits by building up our reserve accounts each year.

We hope you will be able to join us for the upcoming July 14th Board meeting at 9:00 AM. On behalf of the Board of Directors, I wish you and your families all the very best this summer season.

Sincerely,
Joshua Herbstman
President, SD III