

Minutes for July 14, 2018 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 10:00am. A quorum was established with Board members Bob Reed, Larry Ridley and John Hrencecin.

The Community Association Manager (CAM) Jim Haga confirmed that the association complied with of the necessary requirements. Judy Alligood was unable to attend this Board Meeting.

Reports from Officers and CAM

Financial Report-Larry

CAM Report –Jim Haga

President’s Report – Josh Herbstman

Josh spoke about the upcoming summer, and the challenges we may face if we have an unfavorable storm season. He is working on continuing to organize the SD III office and paperwork system, and will be done with that project in the fall. He encouraged all owners to begin the process of installing East-side shutters, as he anticipates that rule being voted upon in the coming months. Owners are upgrading their water heaters and electric panels, and in general, the building is moving in the right direction. SD III still faces long-term financial challenges in its Reserve Funding.

Old Business:

1. The 2018-2019 Board of Directors for SD III was finalized. Joshua Herbstman will remain President, Larry Ridley Treasurer, Ernie Turbyfill Secretary, with Bob Reed and John Hrencecin as Board Members as well.
2. The Security Camera Project is being delayed, as Jim and Josh are investigating wired installations. Through some research, it has been determined that the concrete nature of SD III would prevent wireless security cameras from properly working in much of the areas needed. Jim and Josh will report to the Board at a later meeting to present their findings.
3. The Board approved a temporary authorization for extra maintenance hours for Cody. Jim spoke about the reasons for needing the extra summer help, and for a longer-term plan to

keep Cody on full time for the year. The summer will be a test run for Cody, and Jim will review his performance during the fall meeting for further consideration on this matter.

New Business:

1. Josh discussed that he is working on a formal Operating Guidelines Document for the Board to consider at a future meeting. SD III does not currently have such a set of guidelines, at it would be useful to have for a variety of reasons. There will be several votes in the coming months on certain changes to the SD III Governing Documents. This will include mandating East-side Hurricane Shutters, possible changes to the East-side windows allowed, and possible changes to some of the rules of the building. Certain votes will be Board level, while other votes will require all unit owner participation. This process will be addressed at the next Board meeting.
2. The Board presented a motion for authorizing a Special “13th Payment” for funding the SD III Reserve Account. After a brief discussion, the motion was unanimously passed.
3. The Board discussed that all future *Dryer Vent Cleanings* will be a mandatory part of unit maintenance. How this will be billed for will be discussed and voted upon in a later Board meeting.
4. The elevator LL area will need to be repaired as the concrete in front of the elevator has damage. Jim will investigate this and make a recommendation.
5. The excess money in our operating account was discussed, and as per past policies, it was recommended that we transfer some of it to the Reserve account. As Judy was not able to attend the meeting, the Board voted to have Josh email her as to what amount she recommends to transfer. This matter will be followed up upon at the next Board meeting in the fall.
6. Josh will reach out to all buildings to coordinate the SD Island Landscaping. Each building will still have to pay its appropriate share for any work done, but Josh is volunteering SD III to spearhead communication efforts. (John H. was against this idea).

The Meeting was adjourned at 11:30 AM.