

Minutes for January 7, 2021

Sand Dollar III Board Meeting

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

Board members present/available by phone for the meeting included:

- Joshua Herbstman, board chair
- Larry Ridley, board member
- Larry Taylor, board member
- Bob Reed, board member
- Charlie Lane, board member

Also present:

Judy Alligood, Coastal Realty
Jim Haga, Property Manager

Proceedings:

1. The meeting was called to order at 9:05 a.m. Mr. Haga verified that a quorum was established and that timely notice of the meeting had been provided.
2. Mr. Herbstman opened the meeting by asking for approval of the December 23 meeting minutes. Mr. Herbstman made a motion to approve and Mr. Taylor seconded the motion. The minutes were then approved by all members of the board.
3. Mr. Haga had no property manager report to provide.
4. Mr. Herbstman then asked Ms. Alligood to provide an update on the status of SD III's loan with Center State Bank. Ms. Alligood indicated that she had just received the loan documents and confirmed that they were in order. She indicated that the documents would be signed shortly, providing access to the funds in the near future.
5. Mr. Herbstman inquired as to how many homeowners had not paid their annual assessments. It was reported that five homeowners were delinquent in paying their assessments, which will be assessed a 10% penalty after 30 days.
6. Mr. Herbstman turned the board's attention to the two items requiring special attention: the final approval of the west walkway project contract and the ratification of the letter and easement associated with SD IV.
7. Mr. Herbstman thanked the west walkway project committee headed by Jim Haga, Larry Taylor, and Bob Reed. Mr. Haga provided a brief update on the project, noting that some revisions had been made to the contract and that it was ready to be signed. Mr.

Herbstman commented that both SD III and the contractor made concessions in order to achieve a workable contract and all board members voiced their support of the contract in its current form. Mr. Lane made a motion to allow Mr. Herbstman to sign the contract and Mr. Taylor seconded the motion. The motion carried unanimously.

8. Mr. Herbstman indicated that SD III owners would be notified weekly of progress on the project. He also noted that certain aesthetic standards, such as maintenance of screens and paint on windows, would be suspended until the end of the project.

9. The board then turned its attention to the ratification of the letter to be sent to the SD IV president and the easement agreement as relates to the boardwalk separating SD III and SD IV. It was noted that an attorney had been hired to assist in drafting the easement agreement. After some discussion, Mr. Herbstman made a motion to proceed with sending the letter and easement agreement to the president of SD IV and Mr. Ridley seconded the motion, with the proviso that the documents reflect that “construction” is to be included in the documents for future reference. The motion carried unanimously.

10. In new business, Mr. Herbstman noted the importance of initiating the elevator work immediately following the conclusion of the west walkway project. As such, it would be necessary to select the various features to be included in the new elevator. Mr. Herbstman requested that anyone who was interested in participating in these decisions should contact him.

11. Mr. Herbstman asked Mr. Haga if there were any other projects to be undertaken during 2021, and Mr. Haga indicated that it would be necessary to repair/replace the backflow valve/pump issues in the lake, likely in the drier part of the year.

The meeting was adjourned at 9:39 a.m.

Respectfully submitted: Charlie Lane, Secretary