

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS FOR
SPECIAL ASSESSMENT REQUIRING 14 DAY NOTICE
SANDPIPER TOWERS CONDOMINIUM ASSOCIATION, INC.**

Notice is hereby given that a special assessment meeting of the Board of Directors for Sandpiper Towers Condominium Association, Inc. will be held on the **25th Day of March, 2021**, at 7:00 pm in the "card room" at Sandpiper Towers. CDC Social Distancing Guidelines apply. No entry without a mask.

The agenda for this meeting and the subjects to be discussed or considered upon which any formal action might be taken are as follows:

AGENDA ITEMS REQUIRING 14 DAY NOTICE

- Vote by the Board of Directors for a Special Assessment for the contract base amount voted on by the Board of Directors. The amount for the special assessment contract base amount vote is: \$2,307,974.00

For explanation purposes please see the following breakdown for the contract base amount assessment. Reserve amounts collected in 2020 and 2021 will be held as additional reserve "buffers":

Contract Base Amount:	\$2,337,607.31
Keystone Engineering 5%:	116,880.37
Less Reserve; Balconies 12/31/2019:	- 21,871.68
Less Reserve; Building Painting 12/31/2019	- 86,135.00
Less Reserve; Roof Deck 12/31/2019	- 38,507.00
Contract Base Amount Assessment:	\$2,307,974.00

Special Assessment will cover the base amount of the contract for the Concrete Restoration Project which will include the balconies, exterior building repairs, wall repairs, painting, garages and related substructures, garage roof balconies, and doors and windows for common areas.

Please see the following per unit contract base amount assessment:

Unit #101 Efficiency	\$31,156.26
One Bedroom Units	\$33,956.76
Two Bedroom Units	\$38,335.73
Three Bedroom Units	\$42,719.91

Please see the following per unit, contract base amount payment per month, for 18 Months:

Unit #101 Efficiency	\$ 1,730.90 for 18 Months
One Bedroom Units	\$ 1,886.49 for 18 Months
Two Bedroom Units	\$ 2,129.75 for 18 Months
Three Bedroom Units	\$ 2,373.33 for 18 Months

- Vote by Board of Directors to have payments for contract base amount to begin on April 1, 2021.

- Vote by Board of Directors for Special Assessment on Legal Fees in the amount of \$9,355.41 due on May 1, 2021, as follows. Please see Legal Fees Analysis attached to this Agenda.

Unit #101 Efficiency	\$126.29
One Bedroom Units	\$137.64
Two Bedroom Units	\$155.39
Three Bedroom Units	\$173.17

- Vote by Board of Directors for Special Assessment for second Fire System Assessment Fees in the amount of \$25,299.60 due on May 1, 2021, as follows. Please see Fire System Analysis attached to this Agenda.

Unit #101 Efficiency	\$341.53
One Bedroom Units	\$372.23
Two Bedroom Units	\$420.23
Three Bedroom Units	\$468.29

- Vote by Board of Directors on Collection Processes.
- Vote by Board of Directors on accepting credit cards and ACH debits for owner payments.
- Vote by Board of Directors for Emotional Support Animals and Service Animals as per current laws provided by our condo association lawyer.
- Vote by Board of Directors on streamlining procedures for prior notification of individuals renting at Sandpiper Towers.
- Vote by Board of Directors on assigning outside parking spaces, during the garage work only, for garage paying owners.

Delores Melton
Delores Melton, Treasurer

3, 11, 2021
Date Mailed

Gail Denning
Witness for Date Posted

3, 11, 2021
Date Posted

Theresa L. Lhuett
Witness for Date Posted

3, 11, 2021
Date Posted

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SANDPIPER TOWERS CONDOMINIUM ASSOCIATION, INC.**

Notice is hereby given that a special assessment meeting of the Board of Directors for Sandpiper Towers Condominium Association, Inc. will be held on the 26th day of June 2021, at 4:00 pm in the "card room" at Sandpiper Towers.

The agenda for this meeting and the subjects to be discussed or considered upon which any formal action might be taken are as follows:

AGENDA ITEMS REQUIRING 14 DAY NOTICE

- As per Florida Condominium Law Statute 718, Section 112 Board to ratify and put on record the telephonic emergency board meeting from June 1, 2021, and to ratify the Cast Iron Sleeve/Replacement Contract voted on at same meeting.
- Vote by the Board of Directors for a Special Assessment for Cast Iron Sleeve/Replacement Contract as follows:

Cast Iron Project Assessment Information 2021							
Unit #	Percentage based upon By-Laws	Cast Iron Total					
		<u>597,924.00</u>					
Assessment Based Upon Unit							
Efficiency	1.34994%	8,071.62	1 Unit				
1 BR	1.47128%	8,797.14	15 Units				
2 BR	1.66112%	9,932.24	35 Units				
3 BR	1.85097%	11,067.39	10 Units				
		Before adding Foreclosure Unit	Adding in Foreclosure Unit	Total Assessment Per Unit	Total Amount Paid by Owners		
Efficiency		8,071.62	134.08	8,205.69	8,205.69	1 Unit	
1 BR		8,797.14	146.13	8,943.27	134,149.01	15 Units	
2 BR		9,932.24	164.99	10,097.22	343,305.53	34 Units	
3 BR		11,067.39	183.84	11,251.24	112,512.37	10 Units	
					<u>598,172.60</u>		
Payment Due Dates:		Four Payments		Per Unit	Monthly Total		
August 15, 2021		Efficiency		2,051.42	2,051.42	8,205.69	
September 15, 2021		1 Bedroom		2,235.82	33,537.25	134,149.01	
October 15, 2021		2 Bedroom		2,524.31	85,826.38	343,305.53	
November 15, 2021		3 Bedroom		2,812.81	28,128.09	112,512.37	
					<u>149,543.15</u>	<u>598,172.60</u>	

- Vote by the Board of Directors to on four equal Special Assessment Payments as detailed above.
- Vote by the Board of Directors on four equal Special Assessment Payment Due Dates.

AGENDA ITEMS NOT REQUIRING 14 DAY NOTICE

- Vote by the Board of Directors to extend the Concrete Restoration Project to begin on August 1, 2021.
- Vote by the Board of Directors for owners to forego July, August, and September 2021, Concrete Restoration payments. The three payments will be added to the end of the Concrete Restoration Payment plan.
- Board to review and provide count on Limited Proxy Voting Documents on the following:
 - Changes to Bylaws/Declarations; Board Term Limits, Percentages to Change Bylaws/Declarations.
 - CPA Review vs. Audit
 - Building Paint Color including Railing Color
 - Numbering and Assigning Open Parking
- Vote by the Board of Directors for hiring Management Company to provide certain services. This will result in no increase to owners in monthly maintenance fees. Cost is being offset in reduced payroll hours.

Gail Henning
Gail Henning, Executive Assistant on behalf of
Delores Melton, Treasurer

6 / 12 / 2021 2:47pm
Date Posted

Heather Shull
Witness for Date Posted

6 / 12 / 21
Date Posted

Witness for Date Posted

/ /
Date Posted

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS FOR
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SANDPIPER TOWERS CONDOMINIUM ASSOCIATION, INC.**

Notice is hereby given that a special assessment meeting of the Board of Directors for Sandpiper Towers Condominium Association, Inc. will be held on the **20th Day of March, 2022**, at 2:00 pm in the "card room" at Sandpiper Towers.

The agenda for this meeting and the subjects to be discussed or considered upon which any formal action might be taken are as follows:

AGENDA ITEMS REQUIRING 14 DAY NOTICE

I. Cast Iron Project Assessment #2

- Vote by the Board of Directors for a Special Assessment for the completion of the Cast Iron Project (known as Cast Iron Project Assessment #2) to be voted on by the Board of Directors. The amount for the special assessment vote is: **\$69,974.24**

For explanation purposes please see attached to this agenda the cost schedule (Referred to as "Cast Iron 2nd Assessment Information") for the breakdown of this assessment.

Please see the following per unit assessment:

Unit #101 Efficiency	\$ 941.64
One Bedroom Units	\$1,028.82
Two Bedroom Units	\$1,161.58
Three Bedroom Units	\$1,294.50

- Vote by Board of Directors to have the payment for the Cast Iron Project Assessment #2 to be due on May 1, 2022

II. Combined Budget Overage Assessment

- Vote by the Board of Directors for a Combined Special Assessment for the Actual vs. Budget for 12/31/2021 (known as 12/31/2021 Combined Assessment for Budget Overage) to be voted on by the Board of Directors. The amount for the special assessment vote is: **\$73,636.04**

For explanation purposes please see attached to this agenda the cost schedule (Referred to as "12/31/2021 Combined Assessment for Budget Overage") for the breakdown of this assessment.

This Assessment covers the following totals per Budget Item:

Legal	\$11,022.78
Payroll (including entity portion)	\$37,927.95
Cable and Internet	\$ 4,366.58
Electrical Work	\$ 6,039.68
Boiler – Maintenance Agreement	\$ 1,630.17
Covid – Additional Cleaning	\$ 2,568.00
Utilities – Water	\$ 1,916.45
Interior Design	\$ 8,164.43

Please see the following per unit assessment:

Unit #101 Efficiency	\$ 988.72
One Bedroom Units	\$1,082.69
Two Bedroom Units	\$1,222.00
Three Bedroom Units	\$1,362.28

- Vote by Board of Directors to have the payment for the Combined Budget Overage Assessment to be due on May 1, 2022

III. Tile-Walls Remodeling Project 2022 Assessment

- Vote by the Board of Directors for a Special Assessment for the Tile-Walls Remodeling Project 2022 (known as Tile-Walls Remodeling Project 2022) to be voted on by the Board of Directors. The amount for the special assessment vote is: **\$48,490.06**

For explanation purposes please see attached to this agenda the cost schedule (Referred to as "Tile-Walls Remodeling Project 2022") for the breakdown of this assessment.

This Assessment covers the following totals per remodeling project items:

Materials – Tile Only	\$10,382.70
Contract Labor – Installation	\$14,688.00
Payroll – Employees (included entity portion)	\$13,126.98
Materials – Dry Wall and Others	\$ 1,914.03
Paint and Primer First Floor (all areas)	\$ 2,190.00
Paint Sprayer with all accessories	\$ 419.23
Sander with all accessories	\$ 219.12
Cleaning/Disinfecting Entire First Floor	\$ 2,500.00
First Floor Lobby Furniture and Fixtures	\$ 3,050.00

Please see the following per unit assessment:

Unit #101 Efficiency	\$ 653.43
One Bedroom Units	\$ 712.92
Two Bedroom Units	\$ 804.93
Three Bedroom Units	\$ 897.04

- Vote by Board of Directors to have payment for the Tile-Walls Remodeling Project 2022 to be due on June 1, 2022

IV. Board Vote on Unit #101

- Vote by the Board of Directors to permit Unit #101 to install sliding glass doors where the two windows in the living room area are currently located.
- Vote by the Board of Directors to permit Unit #101 to install a small patio outside of location where sliding glass doors will be installed. Vote to include measured area.

Gail Henning
 Gail Henning, Executive Assistant to the Board for
 Delores Melton, Treasurer

3 / 7 / 2022
 Date Mailed