

**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 **30th day of January, 2023**, at 7:00 pm in the “card room” at Sandpiper Towers Condo Association.

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. Sea Wall Project Assessment

- Vote by the Board of Directors for a Special Assessment for Sea Wall Project Contract with BDI Marine & Site Contractors. The total base amount of this assessment is **\$2,292,787.42**

Please see below breakdown of this assessment including description and amounts:

Sea Wall Project			
Unit #	Percentage based on Declarations	Sea Wall Project	
			2,292,787.42
Assessment Per Unit Based on Declarations			
Units	Percentage based on Declarations	Per Unit	Totals
Effeciency	1.34994%	30,932.90	30,932.90
1 BR	1.47128%	33,711.32	505,669.84
2 BR	1.66101%	38,058.47	1,332,046.60
3 BR	1.85097%	42,413.81	424,138.07
	Totals:	145,116.51	2,292,787.42
Reconciliation to above			
Effeciency		30,932.90	30,932.90
1 BR		33,711.32	505,669.84
2 BR		38,058.47	1,332,046.60
3 BR		42,413.81	424,138.07
			2,292,787.42
Sea Wall Contractor Estimate			1,966,370.00
10% Contingency per Engineers			196,637.00
6% Engineering Fees			129,780.42
TOTAL SEA WALL PROJECT			2,292,787.42

- Vote by the Board of Directors for the assessment to be paid in full and due on **March 3, 2023**.

II. Sea Wall Emergency Repair Assessment

- Vote by the Board of Directors for the Sea Wall Emergency Repairs. The amount of the assessment is **\$50,380.00**. Please see below the breakdown of this assessment including description and amounts:

Sea Wall Emergency Repair			
Unit #	Percentage based on Declarations	Sea Wall Emergency Repair	
			50,380.00
Assessment Per Unit Based on Declarations			
Units	Percentage based on Declarations	Per Unit	Totals
Unit #101	1.34994%	677.73	677.73
1 BR	1.47128%	739.23	11,088.46
2 BR	1.66101%	836.82	29,288.62
3 BR	1.85097%	932.52	9,325.19
Totals:		3,186.30	50,380.00
Reconciliation to above			
Unit #101		677.73	677.73
1 BR		739.23	11,088.46
2 BR		836.82	29,288.62
3 BR		932.52	9,325.19
			50,380.00
Sea Wall Emergency Contract with BDI			
			65,595.00
Boundry Surveys; Betsy Lindsay, Inc.			
			15,000.00
Test Boring; Bechtol Engineering			
			2,375.00
See Wall Reserves as of 12/31/2022			
			-32,590.00
TOTAL SEA WALL PROJECT			50,380.00
Note: \$4,516 the Annual Amount to Sea Wall Reserves			

- Vote by the Board of Directors for the assessment to be paid in full and due on **March 3, 2023**

III. Assessment to update Elevators per State of Florida Retroactive Code ASME A17.3-2015, Section 3.10.12

- Vote by the Board of Directors for a Special Assessment for Update Required by the State of Florida. This update must be completed no later than 12/31/2023. The update must be paid in full to have the required parts ordered and to be placed on the schedule for the upgrade. The amount of the assessment is **\$33,710.60**. Please see below the breakdown of this assessment including description and amounts.

Elevators Update; Per State of Florida Retroactive Code ASME A17.3-2015, Section 3.10.12			
Assessment Total for Calculations			33,710.60
Assessment Per Unit Based on Declarations			
Units	Percentage based on Declarations	Per Unit	Totals
Unit #101	1.34994%	455.91	455.91
1 BR	1.47128%	494.48	7,417.16
2 BR	1.66101%	559.94	19,597.80
3 BR	1.85097%	623.97	6,239.73
	Totals:	2,134.30	33,710.60
Reconciliation to above			
Unit #101		455.91	455.91
1 BR		494.48	7,417.16
2 BR		559.94	19,597.80
3 BR		623.97	6,239.73
			33,710.60
TKE Door Lock Mechanism			
2nd Controller Update; Per State of FL Retroactive Code ASME A17.3-2015, Section 3.10.12			
			49,467.26
Elevator Reserves as of 12/31/2022			
			-15,756.66
TOTAL REQUIRED UPDATE			33,710.60
Note: \$7,002.96 the Annual Amount to Elevator Reserves			

- Vote by the Board of Directors for the assessment to be paid in full and due on **March 3, 2023**.

IV. Assessment to defray shortfall in Funds, due to Owner non-payment of Assessments and Maintenance Fees.

- Vote by Board of Directors for an assessment to defray shortfall in funds, due to an owner’s non-payment of Assessments and Maintenance Fees through 12/31/2022. The amount of the assessment is **\$39,113.82**. Please see below the breakdown of this assessment including description and amounts.

Assessment to defray shortfall in Funds, due to Owner non-payment of Assessments and Maintenance Fees			
			39,113.82
Assessment Per Unit Based on Declarations			
Units	Percentage based on Declarations	Per Unit	Totals
Unit #101	1.34994%	525.38	525.38
1 BR	1.47128%	573.97	8,609.61
2 BR	1.66101%	649.69	22,738.98
3 BR	1.85097%	723.99	7,239.85
	Totals:	2,473.03	39,113.82
Reconciliation to above			
Unit #101		525.38	525.38
1 BR		573.97	8,609.61
2 BR		649.69	22,738.98
3 BR		723.99	7,239.85
			39,113.82
Due Association 12/31/2022			
Maintenance Fees 9/1/21 - 12/31/22			7,360.00
Special Assessments not Paid from 8/15/21 - 12/31/22			10,852.11
Special Assessment 12/14/2022			13,011.06
Concrete Restoration Payments			18,709.93
Payments			-10,819.28
Elevator Reserves as of 12/31/2022			
TOTAL AMOUNT			39,113.82

- Vote by the Board of Directors for the assessment to be paid in full and due on **March 3, 2023**.

Delores Melton, Treasurer

_____/_____/_____
Date Posted

Witness for Date Posted

_____/_____/_____
Date Posted

Witness for Date Posted

_____/_____/_____
Date Posted