

**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 13th day of August, 2020, 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

- Board of Directors to execute the CRI Contract that was voted on by the Board of Directors on the 13th day of February, 2020
- Vote by the Board of Directors for a Special Assessment for the contract base amount voted on by the Board of Directors on the 13th day of February, 2020. 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:

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.

- The amount for the special assessment contract base amount vote is: \$2,307,974.00

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Less Reserve; Roof Deck 12/31/2019	- 38,507.00
Contract Base Amount Assessment:	\$2,307,974.00

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

- Vote by Board of Directors to spread Special Assessment Contract Base Amount over 18 months.

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 January 1, 2020
- Vote by Board of Directors to issue Proxy Voting Documents to install cameras in all common areas.
- Vote by Board of Directors to issue Proxy Voting Documents to update bylaws, per law.

Delores Melton (Delores Melton) 7/29/2020
Delores Melton, Treasurer Date Mailed

Sandra Kitter (Sandra Kitter) 7/29/2020
Witness for Date Posted Date Posted

Leona M. Horas (LEONA M. HORAS) 7/29/2020
Witness for Date Posted Date Posted