

APPROVED

**The Residences at Sandpearl Resort Owner's Association, Inc.
Membership Meeting Minutes
October 31, 2007**

A Special Membership/Election Meeting of The Residences at Sandpearl Resort Owner's Association, Inc. was held on Wednesday, October 31, 2007 in the 3rd floor Social Room of the condominium building located at 11 Baymont Street, Clearwater, FL. The purpose of the meeting was the election of one homeowner member to the Board of Directors to replace developer-appointed Board member Robert Allen, whose resignation was tendered as of this date. Board President Gail Cooper and Secretary/Treasurer Sandra Beaumont were in attendance along with Joyce Gonzalez, Association Manager.

Gail Cooper called the meeting to order at 6:06 p.m. A quorum was attained with 70 homes represented in person or by proxy. Volunteer election monitors were Al Brendel (unit #1101) and Paul Gibson (unit #703). Proof of notice of meeting was provided by S. Beaumont.

This being the first membership meeting of the Association, there were no minutes to approve. G. Cooper introduced JMC Project Manager Dave Richards to homeowners in attendance to discuss construction schedules and activities, and answer questions. Dave noted that the pool area was expected to be open for use by Thanksgiving; the amenity area will include a small recreation lawn; the decorative trellis work is in progress; the exterior amenity area will include three natural gas grills and sun shades for use by homeowners. A geothermal system will be used to heat the pool, providing significant operating cost savings to the Association over gas heat. Residents in attendance expressed their appreciation for Dave's efforts and the quality and beauty of the building and homes within the Residences. They also applauded the efforts of Joyce Gonzalez for her excellent service in managing the Association and staff.

In response to a question from Walter Touchton, it was noted that the addition of a camera to the top of the ramp leading to The Residences' parking garage is currently being explored. Dave Richards will look into a homeowner's report of some construction debris in the beach sand adjacent to the northwest side of the building. There was considerable discussion of the use and control of the first floor garage areas that are not owned by the condominium, and concerns related to resort employee parking and valet-parked vehicles in the garage. Gail Cooper summarized a recent meeting she had with resort management aimed at improving parking and access control. Resort employee vehicles are now identifiable with decals, which will allow resort management to enforce parking procedures. In response to concerns voiced by residents, Gail will request procedures be modified to keep the north entry garage gate closed except during those periods when a security guard is posted to provide resort employee access via the gate arm. Homeowner Mike Sobel stated he would like to see membership benefits from the resort over and above those currently available. The issues of parking and security related to the first level were noted as a priority to many owners, as was access to the resort property through its south gate for owners of The Residences at Sandpearl.

The results of the election were announced and Walter Touchton was welcomed to the Board.

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Prior to adjournment, general discussion included availability of the condominium documents in pdf format, and an insurance workshop that will be scheduled with the Association's insurance agent at a to-be-determined future date. It was also noted that Board meeting notices will be posted a minimum of 48 hours in advance on the official bulletin board located in the mailroom, and will include an agenda. Homeowner Al Brendel suggested that effort be made to inform absentee owners of Board meeting notices and agendas, either through a website or via email.

There being no further business, the President closed the meeting at 8:04 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sandra D. Beaumont".

Sandra D. Beaumont, LCAM, CMCA
Secretary of the Association

APPROVED

**The Residences at Sandpearl Resort Owner's Association, Inc.
Special Meeting of the Board of Directors
Minutes**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. held a special meeting on Wednesday, January 23, 2008 in the condominium's Board Room, 11 Baymont Street, Clearwater, FL. The President called the meeting to order at 2:58 p.m., immediately following an insurance workshop. Present were:

Gail M. Cooper, President Director, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer/Director, Representative of JMC
Walter Touchton, Unit Owner Director
Joyce Gonzalez, Property Manager

INSURANCE. Motion was made by S. Beaumont to immediately terminate the current federal flood insurance policy and bind Difference in Condition (DIC) coverage in its stead with a \$10 million limit and \$250,000 deductible. Second by W. Touchton. Motion carried unanimously.

There being no further business for this Special Meeting, the meeting was adjourned at 3:03 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary of the Association

Insurance Workshop Minutes

An insurance workshop was held on January 23rd at 2:00 p.m. in The Residences at Sandpearl Resort board room, attended by all members of the Board of Directors as well as Al Klutts with BB&T Her. Wall & Shonter, insurance agent for the Association, and Joyce Gonzalez, Property Manager. It was noted that when the original budget was prepared for The Residences, which is in a "V" (velocity) zone, a flood insurance quote was obtained in the amount of \$149,000 annually. The budget was based on this amount. When the building was completed and flood insurance bound, the final premium came in at \$363,000. An application for additional credits was made to FEMA, with all required engineer certifications, and after several months' follow-up, we were advised that there were insufficient credits to affect the premium.

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Al Klutts scheduled a meeting at the offices of Fidelity Insurance, who writes the national flood policy currently in effect, in an effort to gain insight into what other options are available to petition FEMA/National Flood for relief. This meeting was held on January 17th, and while

Fidelity's liaison to FEMA offered no assistance on further efforts to modify the existing policy rating or premium, she did provide a contact to a company which specializes in flood map review and petitions to FEMA for flood zone revisions.

Al advised that an alternative flood insurance option, "DIC" or Difference in Coverage insurance, had recently become available. This is private insurance, not through the federal flood insurance program. The quote provided by Al was for the same coverage limit, but with a \$250,000 deductible, and a premium of less than half of the federal insurance. During discussion, it was noted that a reasonable assessment of flood risk for The Residences would be confined to the garage levels of the building – lobby furnishings and finishes, some equipment. The cost to replace these items would be far less than one annual premium of the National flood insurance program.

The question of self-insurance was raised, and it was noted that self-insurance is not an option as many homeowners in the community have mortgages on their units; all lenders require that a flood insurance policy be in effect.

Consideration of terminating the current flood policy and purchasing the DIC coverage instead will be considered at the Board meeting to be held immediately following the workshop.

Gail Cooper also reported that she contacted the company referred by Fidelity, FloodMapRevision.com, and they are in the process of reviewing The Residences property data to determine whether we are a candidate for a LOMA (letter of map adjustment). If so, they will petition FEMA on our behalf for a letter of map revision with the goal of having the lands of phase I rezoned as "AE". This work would be at no charge to the Association unless the company is successful. If successful, the company's fee will be 50% of one year's premium savings. Al Klutts indicated that if the building were placed in an "AE" zone, we could go back to federal flood insurance and purchase a policy at an annual premium of approximately \$20,000-\$25,000.



Sandra Beaumont
Secretary Treasurer

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
February 26, 2008

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, February 26, 2008 in the Board Room located at 11 Baymont Street, Clearwater. The President called the meeting to order at 2:36 p.m. Present were:

Gail Cooper, President, Representative of JMC
Sandra Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director
Joyce Gonzalez, Association Manager (Coral Hospitality)

Proof of notice of meeting was provided by the Manager.

The minutes of January 8, 2008 and January 23, 2008 were read by S. Beaumont. **Motion was made by W. Touchton. Second by S. Beaumont. Motion carried unanimously.**

Financial report. S. Beaumont on the cash balances and expense to budget numbers for the period ending January 31, 2008. As the December financial report is also the year-end statement, we performed a more comprehensive review and Coral Hospitality is now printing the revised reports which will be distributed to Board members. As soon as Coral closes its December books, they will be able to produce the January 2008 statement.

Management report. J. Gonzalez read her management report, copy of which is filed with these minutes.

Old Business: none

New Business

Direct TV. **Motion was made by S. Beaumont to authorize DirectTV satellite availability at Sandpearl Residences. Second by W. Touchton.** It was noted that a homeowner had requested the Association's consideration of making Direct TV available. J. Gonzalez reported that Direct TV would only provide service if the Association entered into a bulk service contract, involving monthly fees payable to the Association. The Board agreed that they would not authorize any service that required expenditure of funds by the Association. **Motion failed.**

Leak Alarm. **Motion was made by W. Touchton that Leak Alarm be discussed. Second by S. Beaumont.** Homeowner Al Brendel had one of the devices and demonstrated how it works. All agreed it was a great idea for homeowners in a condominium building to have this device, and will make information available to residents. However, they also agreed it should not be an Association expense. **Motion expired without vote.**

Wireless Internet. **Motion was made by S. Beaumont that the Association accept Jonathan Elrom's proposal to provide and install wireless internet service to the 3rd level of the building, making it available to authorized users in the Clubroom, board room, and pool deck areas, contingent on availability of sufficient funds to pay for the project. Second by W. Touchton.** A second bid from Brighthouse was for monthly wireless service, without equipment purchase; a 3-year contract would be required, with one year's service costs equivalent to purchasing the equipment through Elrom. There was some discussion of whether wireless would be used, and it was noted that there have been several requests for it. **Motion carried unanimously.** J. Gonzalez will check with the vendor on whether payment options are available.

Board meetings will be held on the last Tuesday of each month at 2:30 p.m. The next meeting is scheduled for March 25th. There being no further business on the agenda, the meeting was adjourned at 3:45 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary of the Association

During open forum, items discussed or questions were:

- If the recreation lawn on the 3rd level is to be rolled by landscape installer (yes)
- If JMC still plans on adding glider-style seating under each of the two trellises on west side of deck (yes)
- Request for additional lighting directed onto front side of BBQ grills so residents using them after dark can see when covers are open
- Walter indicated he was in the equipment rooms and asked that they be cleaned; Joyce said this will be done again after phase 2 construction activity in the rooms is complete. Mr. Harmon thought one of the gauges was not working in the water softener equipment room. Joyce will look into it.
- It was requested that employees and other non-residents be advised not to help themselves to the coffee service.
- Joyce advised that homeowner's common area key works the catering closet on each floor. This information will be relayed to homeowners in the next newsletter.
- Question of whether domestic water booster pump is connected to the generator (yes)
- Question of whether there's a code requirement that dumpster room doors be locked (no)
- Suggestion of summary sheet of helpful hints for homeowners.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
March 25, 2008

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, March 25, 2008 in the Board Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 2:30 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Also present was Joyce Gonzalez, General Manager, Coral Hospitality. Owners Mr. Sobel, Mr. Greenberg, Mrs. Touchton, Mr. & Mrs. Manikas, Mr. & Mrs. Jack Harmon were also in attendance.

Minutes. Motion was made by S. Beaumont to approve the February Board meeting minutes as published, posted, and available at the Concierge desk. Second by W. Touchton. Motion carried unanimously.

Proof of notice was given by J. Gonzalez, who noted that the notice was posted on Thursday, March 20th.


Financial Report was given by S. Beaumont, copy of which is filed with these minutes. It was noted that insurance expense is severely over due to the flood insurance issue, however the federal flood policy was cancelled per the Board's directive at their special February meeting and a DIC flood policy has been bound. A refund check for the unused portion of the federal flood policy in the amount of \$174,000 has just been issued. It's anticipated that the package policy premium for the June 2008 renewal will be less. The overall effect of the flood insurance issue on the budget will be closely watched and assessed at the time of the package renewal.

Manager's Report was given by J. Gonzalez, copy of which is filed with these minutes. There was significant discussion with members in attendance on the Residences' relationship with the Resort. G. Cooper will spearhead efforts to answer questions and provide information on Resort services available to homeowners.

Old Business / New Business: None.

There being no further business for the Board, the meeting was adjourned at 3:45 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary

Open Forum Notes: Mr. Touchton added several items to his list, which is updated for him weekly.

Board meetings are held on the 4th Tuesday of each month at 2:30 p.m. The next meeting will be on April 22nd.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
April 29, 2008

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, April 29, 2008 in the Board Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 2:30 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Joyce Gonzalez, General Manager, Coral Hospitality and Bill Januska, V.P. of Engineering/Property Services, Coral Hospitality, were present and owners Robyn Greenberg, JoAnn Touchton, Albert Brendel and Mr. & Mrs. Jack Harmon were in attendance.

Minutes. Motion was made by S. Beaumont to approve the March Board meeting minutes as published, posted, and available at the Concierge desk. Second by W. Touchton. Motion carried unanimously.

Proof of notice was given by J. Gonzalez, who noted that the notice was posted on Friday, April 25th.

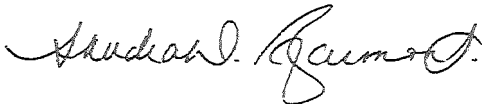
Financial Report was given by S. Beaumont, copy of which is filed with these minutes.

Manager's Report was given by J. Gonzalez, copy of which is filed with these minutes. There was discussion and several suggestions related to the shifting sands adjacent to the boardwalk and possible modifications that could be made to the boardwalk to make it safer when sands shift and create a drop-off. B. Januska elaborated on the electrical consultant audit that Coral Hospitality is scheduling to verify that the condominium is being properly charged for electric costs; this at no cost to the Association, any refunds collected will be split 60/40 between the Association (60%) and the consultant (40%). In response to an owner's request for discussion of changing the minimum lease period from 1 month to 3 months, it was noted that this could only be done through the affirmative vote of 67% of the membership. In response to an owner's request, it was noted that expiration of the Resort credits given as closing gifts from JMC will be extended to 12/31/08. There was pro/con discussion of instituting a parking decal system for owners and guests. Coral Hospitality will obtain some pricing information for Concierge uniforms; this is not included in the current budget. Shirts for maintenance/janitorial staff will be purchased.

NEW BUSINESS: Authorize Committees. Motion was made by W. Touchton to authorize a Social Committee. Second by S. Beaumont. Motion carried unanimously. Motion was made by W. Touchton to authorize a Finance Committee. Second by S. Beaumont. Motion carried unanimously. Motion was made by W. Touchton to authorize a Building/Grounds Committee. Second by S. Beaumont. Motion carried unanimously. It was noted that all committees are advisory committees to the Board. Joyce will post notice on the community channel asking homeowners who are interested in volunteering for any of these committees to contact her. She will also have committee guidelines for all three new committees.

There being no further business for the Board, the meeting was adjourned at 3:50 p.m. The next meeting will be held on Tuesday, May 27th at 2:30 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary

Open Forum Notes:

- Management will have monofilament strung above the pool to deter birds.
- Suggestion that staff hours be staggered so Concierge is not working alone in building for as many hours.
- Suggestion that community channel messages do not combine dark colored lettering with dark colored background, which is difficult to read.
- Discussion of audible means of alerting Concierge to presence of vehicles on ramp (guest access to 2nd level when 1st floor guest parking is full).
- Noted that valets parked vehicles in access lane this past weekend. Discussion of 1st level garage parking, it was noted that situation is much improved and additional steps are being taken to further reduce parking issues in 1st level.
- It was noted that the only satellite service approved for installation is DISH Network, as they indicated they would provide the equipment at no cost to the Association. Individual homeowners who desire the service should contact DISH Network directly as per the March newsletter.

APPROVED

**The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
April 30, 2009**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, April 30, 2009 in the Conference Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 5:30 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Also present was Joyce Gonzalez, General Manager, Coral Hospitality. G. Cooper introduced guest Mike Petagna, JMC Customer Service Manager. Homeowners Robyn and Brian Greenberg were also attending as was homeowner Al Brendel via skype. Proof of notice of meeting was affirmed by J. Gonzalez.

Minutes. Motion was made by S. Beaumont to approve the March Board minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

Financial Report is incorporated in the Management Report.

Officers Reports. Walter Touchton read a letter concerning the sand dunes along the boardwalk, copy filed with these minutes. The letter discussed the growing size of the dunes and related concerns and requested action by JMC in addressing them. There was discussion on the background of the dunes issue, DEP permitting requirements, JMC's efforts to redistribute sand periodically, and past review and mitigation suggestions by environmental engineers hired by JMC. Mike Petagna will follow up with the engineer, and additional information will be forthcoming on what, if any, steps can be taken to address the sand dunes.

Management Report was ready by J. Gonzalez, copy of which is filed with these minutes.

Old Business: None

New Business:

Ratification of Board Resolution. Motion was made by S. Beaumont to ratify the Board resolution dated 4/28/09 to open a 9-month C.D. with Regions Bank in the amount of \$100,000. It was noted that the Certificate of Deposit purchase previously authorized by the Board specified at least 2.2% interest as indicated by a Wells Fargo/Wachovia representative, however when the funds to invest became available, the interest rate had dropped significantly. Second by W. Touchton. Motion carried unanimously.

The Residences at Sandpearl Resort
Board of Directors Meeting Minutes
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G. Cooper noted that the 106th unit closing at Sandpearl Residences took place on April 24th, and that the transition of control election meeting will be held on Friday, July 24, 2009. Because of the Memorial Day holiday, the next Board meeting will be moved back one week to Thursday, June 4, 2009 at 5:30 p.m. (5:00 p.m. Financial Committee meeting).

There being no further business before the Board, the meeting was adjourned at 6:07 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sandra D. Beaumont".

Sandra D. Beaumont, LCAM, CMCA
Secretary of the Association

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
May 27, 2008

The Board of Directors of The Residences as Sandpearl Resort Owner's Association, Inc. met on Tuesday, May 27, 2008 in the Board Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 2:30 p.m. Present were:

Gail Cooper, President, Representative of JMC
Sandra Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Present from Coral Hospitality was Joyce Gonzalez, General Manager and Bill Januska, V.P. of Engineering and Property Services. Guests from the Sandpearl Resort were introduced: Stuart Arp, General Manager and Michael Cloutier, V.P. of Food and Beverage, Coral Hospitality.

Proof of notice of meeting was affirmed by J. Gonzalez.

Minutes. Motion was made by S. Beaumont to approve the April minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

Financial Report was given by S. Beaumont for period ending 4/30/08, copy filed with these minutes.

Officer's Report was given by G. Cooper, who advised that currently there are 86 homes closed. She predicted transition of Board control will occur sometime between the end of this year or early next year, as 106 home closings are needed to meet the 90% requirement for transition. G. Cooper also noted that direction and supervision of building staff must go through the Manager, and requested homeowner cooperation to that end.

W. Touchton addressed Stuart Arp, requesting a modification of the Resort's room service delivery policy to The Residences by delivery on china versus styrofoam/plastic containers. Mr. Arp said the Resort would purchase place settings in a different pattern for use to deliver to The Residences; it will be the responsibility of The Residences to retrieve/replace any china not returned to the catering closets for pickup by the Resort.

Homeowner Mike Sobel requested the Resort to provide all Residences' homeowners with a 15% discount at the Resort, and use of the Resort pool, with blackout dates if necessary. It was noted that owners who become Beach Club members do receive these and other benefits. Resort services available to all Residences' owners are outlined in the books provided by Coral Hospitality at the May 2nd First Friday. It was noted that should The Residences terminate Coral Hospitality's association management services, it may result in loss of some of the services that Coral Hospitality provides at the Resort.

There was discussion of the 1st level garage, and concern was raised by homeowner Bryan Greenberg of valets driving too fast in the garage and parking in access lanes or Residences' spaces. There was also discussion concerning Resort employee access for parking, and time spent by The Residences' Concierge in providing access. Mr. Arp requested that anyone observing an issue with one of the valets please report it immediately with either the name off the valet's badge or a description of the valet, and appropriate disciplinary response will be taken. A new procedure for Resort employee access is about to be instituted, whereby each employee will receive a fob that

will be programmed to the specific employee for access to the first level garage only. Each time an employee accesses the garage, it will be recorded by the access computer. An activity report will be reviewed weekly with the Resort to verify that access corresponds with the employee's work schedule. Because the fobs will be individually assigned to each employee, use during unauthorized periods will result in deactivation of the fob and loss of garage parking privileges for the employee. For employees with set work schedules, the fobs may be programmed to only function during their work hours/days.

There was discussion of the sand behind The Residences' boardwalk, and reported that The Resort just purchased a new beach grader/tractor and will grade the sand in this area for The Residences when needed to counteract seasonal shifting of the sand.

Management Report was given by J. Gonzalez, copy filed with these minutes.

Owner Mike Sobel asked for a car wash area, resident car charger, and for access gate arms to be modified so they are higher. G. Cooper noted that if a car wash is desired, a location would need to be identified on the 2nd floor; The Residences does not own the first level garage except for their guest parking spaces. She further requested that non-agenda items be held until the open forum.

OLD BUSINESS

Committees. Three committees were authorized at the last Board meeting. The first meeting of the Finance Committee was scheduled for June 19, 2008 at 2:30 p.m. in the Board Room. Subsequent Finance Committee meetings will be held prior to the Board meetings each month. Homeowners interested in serving on any of the committees may contact J. Gonzalez.

WiFi. Brighthouse has installed wireless internet service for the 3rd floor at no cost to the Association. Password for access is mybrighthouse. Motion was made by G. Cooper to negate the previously approved motion to accept Jonathan Elrom's proposal to provide and install wireless internet services. Second by W. Touchton. Motion carried unanimously.

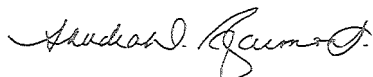
NEW BUSINESS

Pool equipment exhaust fan. Motion was made by G. Cooper to approve installation of an exhaust fan in the geothermal pool equipment room. Second by W. Touchton. Motion carried unanimously.

The regular Board meeting schedule was amended to the last Thursday of each month at 5:30 p.m. The next meeting will be held on June 26, 2008 at 5:30 p.m. in the Board Room.

There being no further business, the meeting was adjourned at 3:58 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
June 4, 2009

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, June 4, 2009 in the Board Room, 1 Baymont Street, Clearwater, Florida. The President called the meeting to order at 5:34 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Also present were Joyce Gonzalez, General Manager and Bill Januska, V.P. of Engineering & Property Services. Unit owners Hilmer Beckers and Mr. and Mrs. Jack Harmon were in attendance, as was Stuart Arp, General Manager of The Sandpearl Resort. Proof of Notice of Meeting was evidenced by J. Gonzalez.

Minutes. Motion was made by S. Beaumont to approve the April 30, 2009 minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

Financial Report. As the Board meeting was immediately preceded by the Finance Committee report, no separate report was made. A summary of the April financial report is included in the management report.

Officer's Reports. G. Cooper provided an update on the sand dune issue. A report has been prepared by the environmental engineers hired by JMC, with descriptions, measurement data and photographs supporting a request for DEP approval to modify/remove the dunes or move them westward. The final report should be ready in about a week, and will be walked-through the DEP in Tallahassee. Regardless of what decision is made by the DEP on this issue, no work could be undertaken until after turtle nesting season is over in October.

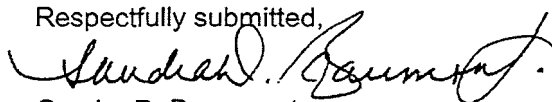
Management Report. The report was given by Joyce Gonzalez, copy of which is filed with these minutes. W. Touchton requested that JMC provide updates on several items: timeframe for replacement exit lights; steel rebar showing in garage floor; caulk joint in pool equipment room; expansion joint cover plate at top of steps to pool deck; paint on roofline supports; and replace fasteners on roof fan covers with stainless steel fasteners.

OLD BUSINESS: None

NEW BUSINESS: Board Resolution. Motion was made by S. Beaumont to ratify the May 6, 2009 Board Resolution approving the opening of two money market accounts at Wachovia paying an initial interest rate of 1.75%. Second by W. Touchton. These accounts were previously approved at 1.85%, a rate that was not available at the time the funds became available. **Motion carried unanimously.**

The date of the next Board meeting will be Thursday, June 25th. There being no further business before the Board, the meeting was adjourned at 6:10 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary



The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
June 26, 2008

APPROVED

The Board of Directors of The Residences as Sandpearl Resort Owner's Association, Inc. met on Thursday, June 26, 2008 in the Board Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 5:32 p.m. Present were:

Gail Cooper, President, Representative of JMC
Sandra Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Proof of notice of meeting: notices were posted on Monday, June 23, 2008.

Minutes. Motion was made by S. Beaumont to approve the May 27, 2008 minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

Financial Report was given by S. Beaumont for period ending 5/31/08, copy filed with these minutes.

Officer reports: G. Cooper noted that to date, 88 homes had closed within The Residences.

Management report. Each Board member received a copy of the Management Report that was prepared by Joyce Gonzalez, copy of which is filed with these minutes.

OLD BUSINESS: There was no Old Business

NEW BUSINESS

Maintenance Contract for Fitness Equipment. Motion was made by S. Beaumont to approve the proposal from Coastal Fitness Services. Second by W. Touchton. It was noted that Coastal's price is within our budget, they are local, J. Gonzalez recommended them over the other bidding firm, and we received a good reference for them. Motion carried unanimously.

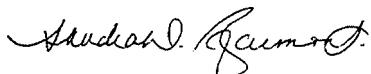
Maintenance Contract for Booster Pumps. The Board will ask Management to speak to the service company, Vickery & Co., and request the proposal be revised to delete item #1, as the equipment is new and there should be no charge for an initial inspection/repairs.

Annual Inspection/Certification of Fire Extinguishers. Motion was made by S. Beaumont to approve the price provided by Industrial Fire & Safety at \$5 per extinguisher. Second by W. Touchton. Motion carried unanimously.

Maintenance Contract for Geo-thermal Heaters. The maintenance service proposal received from Symbiont will be considered for inclusion in the 2009 budget. Currently the pool equipment is within its one-year warranty period.

There being no further business, the meeting was adjourned at 5:48 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary

Open forum notes:

G. Cooper will obtain a copy of the Sandpearl Resort's certificate of insurance and email to Bryan Greenberg.

There was further discussion about the beach abutting the boardwalk, and concern that the resort is not regularly redistributing the sand to eliminate the drop-off caused by movement of the sand by the winds. G. Cooper will contact the resort and discuss with their engineering department. S. Beaumont will contact JMC's site engineer and request their input.

It was requested that maintenance be asked not to leave the pool equipment room doors propped open unless they are working in the rooms.

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
July 31, 2008

APPROVED

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, July 31, 2008 in the Board Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 5:30 p.m. Present were:

Gail Cooper, President, Representative of JMC
Sandra Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Present from Coral Hospitality was Joyce Gonzalez, General Manager and Bill Januska, V.P. of Engineering & Property Services. Stuart Arp, Sandpearl Resort's General Manager, also attended.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted on Monday, July 28, 2008. Notices are emailed to homeowners who have provided email addresses to the Association. Addresses checked for accuracy, as one homeowner indicated he did not receive a notice.

Minutes. Motion was made by S. Beaumont to approve the June 26, 2008 minutes as published and posted. Second by W. Touchton. Motion carried unanimously. It was noted that minutes are available on the website: www.residencesatsandpearl.com

Financial Report was given by S. Beaumont for period ending 6/30/08, copy filed with the minutes.

Officer reports: G. Cooper reported that to date, 101 homes are sold of which 93 have closed. Transition will occur within 3 months after 106 units have closed (90%). She also reported that she calculated an estimate for Concierge reimbursement from the Sandpearl Resort, which has been provided to the Resort for review. S. Beaumont reported that JMC had submeters installed on the three electric panels that service the ground floor garage. An additional submeter has been ordered for one phase 2 electric panel. The submeters will be read by Association management and used to track the electric usage/costs that are part of the easement budget charged to the Sandpearl Resort. Any adjustments for actual expenses over or under the budget will be made at year-end and apportioned to the Resort.

Management report. Joyce Gonzalez gave a management report, copy of which was provided to each Board member and will be filed with these minutes.

OLD BUSINESS

a) Maintenance Contract for Booster Pumps. Motion was made by S. Beaumont to consider the maintenance proposal submitted by Vickery & Co. for the booster pumps. Second by W. Touchton. J. Gonzalez had the original proposal revised to delete item #1, as the equipment is coming off of warranty and there should be no charge for initial inspection/repairs. During discussion, it was noted that there are seldom problems associated with the booster pumps during the first few years. Should any service be required, it likely would be less than the \$1,950 annual cost of the service contract. Motion unanimously failed.

NEW BUSINESS

a) Procedure for Process Server/Sheriff Department. Motion was made by S. Beaumont that access requests by process servers be addressed following the same procedure as any other guests

or visitors to the property. **Second by W. Touchton.** Process servers include Sheriff Department personnel who are acting as process servers while in uniform. Unless a warrant is presented, access will not be provided unless the Concierge obtains permission from the resident. G. Cooper noted that this was reviewed by legal counsel. **Motion carried unanimously,**

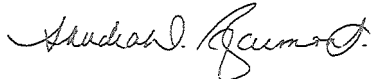
b) Request for Additional Cameras. Motion was made by **W. Touchton** that **JMC** be requested to add two cameras at the pool area. **Second by S. Beaumont.** **W. Touchton** noted that there have been numerous issues with young people misbehaving in and around the pool, diving, running, shooting paintballs, as well as people using glass containers in pool area, and dogs on the deck areas. He suggested that **J. Gonzalez** be consulted for camera locations; basically one covering the grill area and another covering the west deck, preferably with night vision. **Joann Touchton** suggested adding a speaker connected to the Concierge desk. **Motion carried unanimously.**

c) Request for variance – New Year’s Eve Private Party. Motion was made by **S. Beaumont** to consider a variance request for a private party on New Year’s Eve. **Second by W. Touchton.** The request was for 7 p.m. to 11 p.m. on December 31st. It was noted that the private party rules prohibit reservations on holidays (including New Year’s Eve). All in attendance felt that New Year’s Eve should be kept open for a community gathering of residents. **Motion unanimously failed.**

d) Date for Next Meeting. As one of the homeowners present indicated the 5:30 p.m. meeting time allowed him to attend, and an earlier time would not, the current Board meeting schedule of the last Thursday of each month, 5:30 p.m., will continue.

There being no further business, the meeting was adjourned at 6:19 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
August 27, 2008

APPROVED

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Wednesday, August 27, 2008 in the Board Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 5:30 p.m. Present were:

Gail Cooper, President, Representative of JMC
Sandy Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Present from Coral Hospitality was Joyce Gonzalez, General Manager and Bill Januska, V.P. of Engineering & Property Services.

Proof of notice of meeting: J. Gonzalez provided proof of notice. Notices are emailed to homeowners who have provided email addresses to the Association.

Minutes. Motion was made by S. Beaumont to approve the July 31, 2008 minutes as published and posted. Second by W. Touchton. Motion carried unanimously. It was noted that minutes are available on the website: www.residencesatsandpearl.com

Financial Report was given verbally by S. Beaumont for period ending 7/31/08.

Officer reports: Gail reported that to date, 101 homes are sold of which 93 have closed, two more scheduled to close within the next week. Transition will occur within 3 months after 106 units have closed (90%). Walter advised that during the storm preparation, a few of the rooftop vent covers were found to be loose or missing some fasteners; this will be rectified by JMC Customer Service.

Management report. Joyce Gonzalez provided her management report, copy of which was provided to each Board member and will be filed with these minutes. The President complimented Joyce's report, which included a summary of the July financial statement. Joyce noted that a homeowner had requested the association perform pest control and other maintenance in the beach dunes behind the building. The dunes do not belong to the association, and are protected; a note to this effect will be included in the next newsletter.

OLD BUSINESS

Cameras. S. Beaumont advised that ISOF had been requested to contact Joyce to obtain the approximate locations of the two additional cameras requested at the last meeting in order to prepare a proposal. No additional information is available at this time.

NEW BUSINESS

Decorative Glass Tile. Motion was made by S. Beaumont to request JMC replace the decorative glass tile on the 3rd levels and in the elevators with another material. Second by W. Touchton. Sandy advised that when a problem initially occurred with individual glass tiles coming loose last year, the decorators were requested to specify an alternate material (a sample of that material was shown). However, the tile contractor requested the opportunity to replace the glass tile with the same material at his cost, but using a different installation method with epoxy thinset. Sandy said this was done, as the glass tile is such a strikingly beautiful design element in the building and she

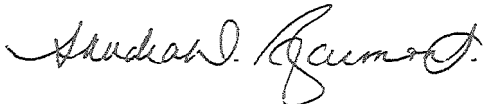
did not want to see it lost. Walter advised that the glass tile is still a problem, about 4-5 tiles had subsequently come up in the elevators, and feels it should be replaced with the other material by JMC. Motion carried unanimously. *

Shade Cover for 3rd level Trellis. Motion was made by S. Beaumont to install a shade structure over the 3rd level trellis. Second by W. Touchton. Boulevard Awning gave a price of \$10,000 to install shade panels on top of the large trellis on the terrace outside the social rooms. The material they specified would provide shade but no protection from rain. Motion failed. A copy of the proposal from Boulevard will be given to Joyce, and she will contact other awning companies for ideas/options.

Date for Next Meeting. The board will leave the current schedule in place for the last Thursday of each month at 5:30 p.m.

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary

Open Forum Notes: Joyce Gonzalez read a letter provided by a homeowner who was unable to attend the meeting.

* Note to minutes: W. Touchton's request to replace the glass tile was amended after the meeting to include elevators only.

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
September 25, 2008

APPROVED

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, September 25, 2008 in the Board Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 5:30 p.m. Present were:

Gail Cooper, President, Representative of JMC
Sandy Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Present from Coral Hospitality was Joyce Gonzalez, General Manager. John Hobach, President of JMC Communities, was also in attendance.

Proof of notice of meeting: J. Gonzalez provided proof of notice. There had been a problem with emailing the notices to homeowners who have provided email addresses to the Association. Future notices will be emailed, as well as posted on the website: www.residencesatsandpearl.com.

Minutes. Motion was made by S. Beaumont to approve the August 27, 2008 minutes as published and posted. Second by W. Touchton. Motion carried unanimously. Minutes are available on the website.

Financial Report was provided as part of the management report.

Officer reports: G. Cooper reported that the Association had received \$10,000 reimbursement of concierge labor costs from the Sandpearl Resort. A request for additional reimbursement funds from JMC was made to JMC's Vice President of Finance & Administration earlier this week.

Note to Minutes: two alteration requests submitted by a homeowner that were on the agenda under new business were discussed at this point to accommodate the homeowner's need to leave at 5:45. The discussion of these requests is reflected under new business in the minutes.

Management report. Joyce Gonzalez provided her management report, copy of which was given to each Board member and will be filed with these minutes. Letters were sent to several homeowners who were advertising 7-day minimum rentals, whereas the documents require 30-day minimum lease. Joyce read a reply she received from one of the homeowners, Kent Taylor, who was also present at the meeting. It was noted each time Mr. Taylor has leased his unit, he submitted the proper association approval request form and fee, along with a copy of the lease for a 30-day period. However, the tenants would actually stay and pay for a lesser period of time. Mr. Taylor was advised that although he is in compliance as the leases are being written for a 30-day period, he must advise his rental agent not to advertise a 7-day minimum rental period for his home. A concern was raised that this is a loophole in the documents, with a suggestion that the association consider changing the minimum rental period to 90-days or more in the future. G. Cooper noted that such a change would require a vote of the owners to amend the declaration, which may be difficult as about 85% of owners are part-timers or investors.

OLD BUSINESS: there was no old business.

NEW BUSINESS:

Alteration Request Approval. The following requests were provided to the Board:

1. A request was received from an owner of a 3rd floor home for approval of two decorative wall sconces that he had attached to the wall of his patio. While the sconces are attractive, Board members agreed that this was a precedent that they could not allow. **Motion was made by W. Touchton to disapprove the request. Second by S. Beaumont. Motion carried unanimously.** The homeowner was requested to remove the sconces and repair the penetrations.

2. A request was received from an owner of a 3rd floor home for approval of a deck box for his patio, approximate size 6-ft tall by 5-ft wide by 2-ft deep, to be secured using ¼" tapcon concrete anchors. Although the homeowner plans to place the box behind a column, Board members were concerned about the size, as it would still be very visible to residents using the 3rd level amenity deck. **Motion was made by S. Beaumont to disapprove the request in its current form. Second by W. Touchton. Motion carried unanimously.** Board members agreed they would look at the area and see what options are available in a deck box suitable to the homeowner's needs but visually unobtrusive. No wall penetrations will be allowed.

3. A request was received from an owner on the 14th floor for various general decorator items inside their home. The request items did not require Board approval.

4. A request was received from an owner on the 12th floor for various general decorator items inside their home. However, the request also included replacement of a bathtub and installation of several ceiling lights. The request will be approved contingent upon no penetrations being made to floor or ceiling slabs, or structural walls.

5. A request was received from an owner on the 11th floor for various general decorator items inside their home. However, the request also included removal of an entry alcove wall and column, and moving a dining light fixture outlet. Joyce was requested to contact the owner and obtain more information on what they intend to do with the alcove wall and column to confirm that no structural element is involved, after which the request will be approved contingent upon no penetrations being made to floor or ceiling slabs, or structural walls.

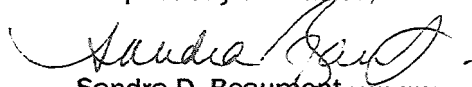
6. A request was received from an owner on the 7th floor for various general decorator items inside their home. The request items did not require Board approval.

Reserve Fund Investment. Motion was made by S. Beaumont to move \$80,000 in reserve funds to a 12-month C.D. with Colonial Bank or other FDIC insured bank that provides the best current rate, and to move the balance of approximately \$74,000 in reserve funds to a 5-month C.D. with Orion Bank or other FDIC insured bank that provides the best current rate. **Second by W. Touchton. Motion carried unanimously.**

Garage Cleaning. This was discussed under the management report and did not require Board action.

The next meeting is scheduled for Thursday, October 30, 2008 at 5:30 p.m. There being no further business, the meeting was adjourned at 6:40 p.m.

Respectfully submitted,


Sandra D. Beaumont, LCAM, CMCA
Secretary

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
October 30, 2008

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, October 30, 2008 in the Board Room, 11 Baymont Street, Clearwater, FL. The President called the meeting to order at 5:30 p.m. Present were:

Gail Cooper, President, Representative of JMC
Sandy Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Present from Coral Hospitality was Joyce Gonzalez, General Manager and Bill Januska, V.P. of Engineering & Property Services. Guest Stuart Arp, General Manager of the Sandpearl Resort, was also in attendance.

Proof of notice of meeting: J. Gonzalez provided proof of notice.

Minutes. **Motion was made by S. Beaumont to approve the September 25, 2008 minutes as published and posted. Second by W. Touchton. Motion carried unanimously.** Minutes are posted, are available on the website, and copies are kept at the Concierge desk.

Financial Report was provided as part of the management report.

Officer reports:

- S. Beaumont reported that the materials for the new elevator tile inserts should be received in about two weeks, however with the timing of the work would take it into the holidays. Those in attendance agreed that it would be best to start the work after January 1st.
- W. Touchton discussed concerns with children in common areas. There have been incidents in the billiards room, and locks will be added to these doors (accessible with the homeowner common area key). Also, children were seen coming in from the pool in wet clothes then sitting on social room furniture. He suggested having a floating employee to address issues with conduct and rule enforcement. Bill Januska said he would look into possibility of getting a portable device for Concierge that can be connected to the access control systems computers to allow the Concierge to leave his/her post if needed. Walter also reported that this past weekend there were unpleasant odors coming from the garbage chute due to garbage backing up in the chute; he would like a second dumpster, and to put some garbage bags in each trash chute closet as some residents are throwing loose trash down the chute creating more problems. Joyce said residents frequently throw boxes and Styrofoam down the chutes, clogging them.

Management report. Joyce Gonzalez provided her management report, copy of which was given to each Board member and will be filed with these minutes.

OLD BUSINESS:

Shower Key Fob activation system. At a previous meeting, homeowners requested consideration of retrofitting the boardwalk shower with a fob activation device so non-residents would not have use of the shower. Joyce presented a proposal from Integrated Systems to add this feature, with "option 1" tying the existing door reader to the adjacent shower to allow the fob to

flow water for time designated (existing reader would perform 2 functions) with a cost of \$980 + cost of solenoid to be installed by plumber. "Option 2" would provide a new second reader (wiring, piping, reader, electronics) to the shower at a cost of \$3,785 + solenoid. **Motion was made by S. Beaumont to approve option 1. Second by W. Touchton. After discussion, motion carried.**

Proposals for trellis covering on pool deck. At a previous meeting, it was suggested that the Association look into adding sun shade at the trellis attached to the 3rd level phase 1 tower, preferably one that would also provide shelter from rain. Joyce presented various proposals for different options and materials, with costs ranging from \$13,000 to \$58,000. After some discussion, the issue was tasked to the Building Committee for their research and future recommendation. It was noted that if this is to be considered for the 2009 budget, the recommendation would need to be received by the next meeting.

NEW BUSINESS:

Steam Room Rules. Motion was made by W. Touchton to set a couples night for the steam rooms on Sundays from 6 p.m. to 11 p.m. Walter indicated a homeowner approached him with this request, and any day of the week would be fine. After significant discussion, it was agreed that a straw poll should be conducted of the homeowners to ascertain their support of this proposal. The motion died for lack of a second.

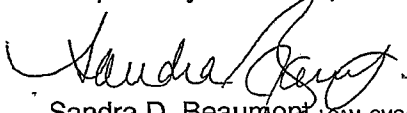
Establish a Hearing Committee. Motion was made by S. Beaumont to establish a standing Hearing Committee for the Association. Second by W. Touchton. It was explained that the Association By-laws and Florida Statute do not permit the Association to levy a rules violation fine without giving the violator an opportunity to address a Hearing Committee made up of other homeowners. There was significant discussion against having such a committee, with homeowners in attendance strongly voicing the recommendation that if there is a repetitive rules violator, the matter be referred to the association's attorney. **Motion failed unanimously.**

Additional Security measures at entry gate. Motion was made by W. Touchton that if one of the garage entry gates is not working, the Association make provisions to have someone at the gate to monitor access until the gate can be repaired. Walter recounted a recent incident when the gate repair technician could not reach the building for approximately 4 hours. After discussion, it was agreed that this operational issue can be properly addressed by our property manager based on the situation and conditions existing at the time. The motion died for lack of a second.

Date for next meeting. As the last Thursday of November is Thanksgiving, the next meeting date will be moved back until Thursday, December 4th. The Board will be prepared to adopt a 2009 budget at that meeting. The proposed budget and notice will be mailed to homeowners 14 days in advance of the meeting.

There being no further business, the meeting was adjourned at 6:40 p.m.

Respectfully submitted,



Sandra D. BEAUMONT, LCAM, CMCA
Secretary

**The Residences at Sandpearl Resort Owner's Association
Finance Committee Meeting Minutes
October 30, 2008**

The Residences at Sandpearl Resort Finance Committee met on October 30, 2008 at 4:30 p.m. in the Board room. Present were: Gail Cooper, Walter Touchton, Sandra Beaumont, Bryan Greenberg, Michael Sobel and Jack Harmon. Present from Coral Hospitality was Joyce Gonzalez and Bill Januska.

The Committee had its second review the revised 2009 Budget draft that was prepared by Coral Hospitality, including the changes requested during the first review. Coral also advised that they are reducing their fees by 50% going into the second full year of management services. Coral was asked to project the year-end operating deficit for inclusion in the budget. Based on the budget draft, it appeared fees would increase, but only modestly.

The September 2008 financial statement was reviewed. It was noted that the one severe delinquency had been collected. It was also noted that JMC provided the association with a \$42,245 contribution, in addition to the \$10,000 payment received from the Sandpearl Resort to offset some of the concierge time spent accessing resort employees to the first level garage. The Resort does now have security on site daily during the main shift changes. As directed by the Board at their September meeting, most of the reserve funds have been moved into two certificates of deposit at two different institutions, one in a 12-month C.D. and one in a 5-month C.D.

The meeting was adjourned at 5:20 p.m.

Sandra Beaumont-Morren
Treasurer

~~Unapproved~~

APPROVED

Jan 31, 09
JA

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
December 4, 2008

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, December 4, 2008 in the Board Room, 11 Baymont Street, Clearwater, FL. The President called the meeting to order at 5:30 p.m. Present were:

Gail Cooper, President, Representative of JMC
Sandy Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Present from Coral Hospitality was Joyce Gonzalez, General Manager and Bill Januska, V.P. of Engineering & Property Services.

Proof of notice was delivered by J. Gonzalez, who stated the budget notice and proposed 2009 budget was mailed to all owners of record 15 days in advance of the meeting, and has been posted as prescribed by statute.

Minutes. MOTION WAS MADE BY S. BEAUMONT TO APPROVE THE OCTOBER 30, 2008 BOARD MINUTES AS PUBLISHED AND POSTED. SECOND BY W. TOUCHTON. MOTION CARRIED UNANIMOUSLY.

Reports. G. Cooper thanked the Budget Committee and Coral Hospitality for their work on the proposed 2009 budget. The Manager's Report was distributed to Board members and will be filed with the minutes.

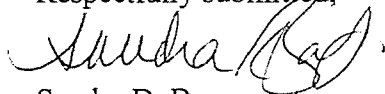
OLD BUSINESS: None

NEW BUSINESS:

2009 Proposed Budget. Motion was made by S. Beaumont to approve the 2009 Budget as presented with one modification to add a line item Holiday Bonus operating expense with a budget of \$2,000 and reducing the new reserve line item Deferred Maintenance by \$2,000, maintaining the total budget as presented. Second by W. Touchton. Several questions from homeowners in attendance were answered. Motion carried unanimously. B. Januska will have information available at the next Board meeting on automatic payment and coupon book payment.

The next Board meeting will be held immediately after the Annual Meeting, which is scheduled for Saturday, January 31st at 10:00 a.m. There being no further business before the Board, the meeting was adjourned at 6:07 p.m.

Respectfully submitted,



Sandra D. Beaumont, LCAM, CMCA
Secretary

Open forum notes. Discussion included during open forum:

It was noted that Leak Alarms were purchased by JMC several months ago and available for pick up at the Concierge desk. A car wash station was established in the last guest parking space on the 1st level. An automated car rinse system is not being considered at this time.

There are currently 99 units sold, 96 closed. Transition will occur after 106 units are closed. At the annual meeting, the term of the unit owner director expires and members will elect a homeowner to fill this position. In answer to a question, one unit owner position is available. The membership will be asked whether they want a 3-person or a 5-person Board at the annual meeting. If the membership votes for a 5-person Board, the additional positions will be filled at the transition election.

Amendments to the by-laws require 75% approval of the membership at a legal members meeting.

The decking boards on the boardwalk are being replaced by the manufacturer due to a manufacturing defect found in a few of the boards; the full decking board replacement was the manufacturer's decision. S. Beaumont will have the boardwalk subcontractor contact Joyce Gonzalez regarding a question on the decking boards on the 3rd level.

It was requested again that car decals be purchased for owners at Sandpearl Residences. S. Beaumont asked that a proposed procedure and process on how the decals would be administered be presented before the Board is asked to vote on purchasing decals. B. Januska indicated that a couple of Coral Hospitality's other properties use decals, and offered to have a proposed procedure drafted for consideration.

The shade structure/attaching canvas or some other material to the trellis on the 3rd level was discussed at the last meeting. It was noted that this was deferred to the building committee for consideration and recommendation, as there are many options available, at many varying costs.

**THE RESIDENCES AT SANDPEARL RESORT OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 8, 2008**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, January 8, 2008 in the condominium's Board Room, 11 Baymont Street, Clearwater, FL. The President called the meeting to order at 2:30 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Minutes. Motion was made by S. Beaumont to approve the June 13, 2007 minutes as published. Second by W. Touchton. Motion carried unanimously.

The meeting notice was posted in the Association's official bulletin board on Friday, January 4, 2008. A brief financial report for the period ending 11/30/07 was given by S. Beaumont, and it was noted that a conference call will be scheduled with the account manager at Coral Hospitality to review questions the Board has concerning the financial statements.

Officer Reports. G. Cooper reported on efforts to address the Association's flood insurance policy premium, which came in approximately three times the amount originally quoted and budgeted. A meeting has been scheduled on January 17th with Fidelity Insurance to discuss the situation. This will be followed by an insurance workshop meeting at Sandpearl with the Association's insurance agent; all owners will be invited to attend.

New Business

Adopt Pool Rules. **Motion was made by S. Beaumont to approve the Swimming Pool and Spa rules as proposed. Second by W. Touchton.** During discussion, it was recommended that the sentence "No rafts or beach balls are allowed in the swimming pool, except if included in an Association authorized event" in rule #15 be omitted. It was noted that the Board can modify the rules in the future if need arises. **S. Beaumont amended her motion to omit the above noted sentence; second by W. Touchton. Motion carried unanimously.**

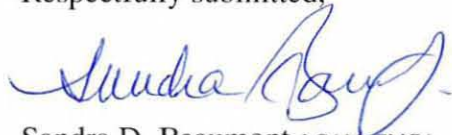
Satellite T.V. **Motion was made by S. Beaumont to authorize Don-Lors Electronics/ DISH Network to install two satellite dishes on the building and provide subscription services to residents who desire it, at no cost to the Association. Second by W. Touchton.** During discussion, it was noted that the Board received a request from a homeowner to authorize DISH Network availability. The DISH Network provider, Don-Lors Electronics, has advised that equipment would be provided at no cost to the Association, and they would request reasonable access to the common areas to maintain their system and connect new homeowner subscribers. It was also noted that DISH Network provides significant international programming, which is likely to be the most desired by homeowners seeking programming beyond that which is provided through the Association by Brighthouse. **Motion carried unanimously.**

The Residences at Sandpearl Resort O.A.I.
January 8, 2008 Board Meeting Minutes
Page Two

Next meeting date. The next Board of Directors meeting will be held on Tuesday, February 26, 2008 at 2:30 p.m. It is the Board's intent to maintain a regular schedule of the 4th Tuesday of each month at 2:30 p.m.

There being no further business, the meeting was adjourned at 3:15 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sandra Beaumont". The signature is fluid and cursive, with a horizontal line extending from the end.

Sandra D. Beaumont, LCAM, CMCA
Secretary of the Association

SWIMMING POOL AND SPA RULES



The Swimming Pool and Spa are subject to inspections and regulation by Pinellas County Health Department. All rules and regulations are established to maintain the pool and spa, and their use, in a safe and clean manner.

1. Hours of operation are 7:00 a.m. to 11:00 p.m. with short daily closures for routine cleaning and maintenance. Residents and their guests use the swimming pool at their own risk, as no lifeguard will be on duty.
2. Children under age 12 must be accompanied and supervised by a responsible adult at all times while in the pool or pool area.
3. No running on pool deck.
4. No glass containers, or pets are permitted in the pool or on the pool decks.
5. No food may be consumed in the pool or on the adjacent pool deck (within 10 feet of pool).
6. Headphones are required for radios or other sound producing equipment at the pool areas except during Association authorized activities.
7. No cut-off jeans or shorts may be substituted for swimwear.
8. No one is allowed in the pool with an open cut or skin infection.
9. Cover deck furniture with a towel when using suntan lotion or oil.
10. No substances such as soap, shampoo, etc., may be used in the pool or spa.
11. All persons must shower to remove all lotions, oils, and/or soap residue before entering the swimming pool or spa.
12. Deck furniture is not to be removed from the pool area. Deck furniture cannot be reserved. Please return deck furniture and umbrellas to their original positions after use.
13. Incontinent persons and children who are not toilet trained must wear tight fitting rubber briefs/pants, designed to protect against leakage while in the pool.
14. Bathing load as posted for the pool and spa must be observed.
15. Floatation devices designed as swim aids are permitted. Swimmers are encouraged to use floatation devices in a courteous fashion so as not to infringe on use of pool by other swimmers.
16. Absolutely NO DIVING in the pool at any time.
17. No children under the age of 12 are permitted in the spa. Maximum water temperature: 104 degrees. Pregnant women are not to use the spa.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
March 25, 2008

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, March 25, 2008 in the Board Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 2:30 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Also present was Joyce Gonzalez, General Manager, Coral Hospitality. Owners Mr. Sobel, Mr. Greenberg, Mrs. Touchton, Mr. & Mrs. Manikas, Mr. & Mrs. Jack Harmon were also in attendance.

Minutes. Motion was made by S. Beaumont to approve the February Board meeting minutes as published, posted, and available at the Concierge desk. Second by W. Touchton. Motion carried unanimously.

Proof of notice was given by J. Gonzalez, who noted that the notice was posted on Thursday, March 20th.

Financial Report was given by S. Beaumont, copy of which is filed with these minutes. It was noted that insurance expense is severely over due to the flood insurance issue, however the federal flood policy was cancelled per the Board's directive at their special February meeting and a DIC flood policy has been bound. A refund check for the unused portion of the federal flood policy in the amount of \$174,000 has just been issued. It's anticipated that the package policy premium for the June 2008 renewal will be less. The overall effect of the flood insurance issue on the budget will be closely watched and assessed at the time of the package renewal.

Manager's Report was given by J. Gonzalez, copy of which is filed with these minutes. There was significant discussion with members in attendance on the Residences' relationship with the Resort. G. Cooper will spearhead efforts to answer questions and provide information on Resort services available to homeowners.

Old Business / New Business: None.

There being no further business for the Board, the meeting was adjourned at 3:45 p.m.

Respectfully submitted,



The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
January 31, 2009

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Saturday, January 31st in the Board Room, 11 Baymont Street, Clearwater, FL. The President called the meeting to order at 10:53 a.m. Present were:

Gail Cooper, President, Representative of JMC
Sandy Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Present from Coral Hospitality was Joyce Gonzalez, General Manager. Joyce provided proof of notice of this meeting.

Minutes. Motion was made by S. Beaumont to approve the December 4, 2008 Board minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

REPORTS:

Financial Report was included in the management report. There were no Officers Reports.

Management Report was read by J. Gonzalez, copy of which is filed with these minutes.

OLD BUSINESS: None

NEW BUSINESS:

Parking Sticker Program. This item was delegated to the Building Committed for review and recommendation.

Table Tennis Cover for Billiard Table. **Motion was made by S. Beaumont to purchase a table tennis cover for the billiard table. Second by G. Cooper.** As a result of discussion with homeowners in attendance, **Motion was denied.** Management was authorized to purchase a portable exterior table tennis table at a cost not to exceed \$400.

Late Fees and Interest. **W. Touchton moved that a specific request made by a homeowner to waive interest and late fees be approved. Second by S. Beaumont.** It was generally agreed that each homeowner would be given consideration for waiving a late fee/interest one time per year. **Motion carried unanimously.**

Community Bike Pool. **Motion was made by S. Beaumont to establish a community bike pool. Second by W. Touchton.** During discussion, there was little support among homeowners in attendance, and concerns raised on liability issues. **Motion was denied.**

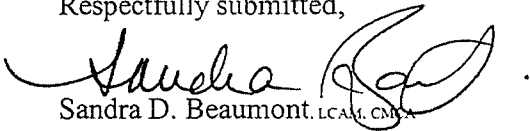
Pool Heater Service Agreement. **Motion was made by S. Beaumont to approve the service agreement presented by management. Second by G. Cooper.** During discussion, it was

January 31, 2009
Board of Directors Meeting Minutes
Page Two

noted that the geothermal equipment generally needs little outside maintenance, and no provision was made in the budget for a service contract during the 2009 fiscal year. This may be revisited during the 2010 budget preparations. **Motion was denied.**

The next meeting will be held on Thursday, February 26th at 5:30 p.m. The Building Committee will meet on the same day at 4:00 p.m., followed by the Finance Committee at 5:00 p.m. There being no further business before the Board, the meeting was adjourned at 12:24 p.m.

Respectfully submitted,


Sandra D. Beaumont, L.C.M., C.M.A.
Secretary

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
February 26, 2009

UNAPPROVED

APPROVED

The Board of Directors of The Residences at Sandpearl Resort met on Thursday, February 26, 2009 in the Board Room of the Condominium, 11 Baymont Street, Clearwater, Florida. The President called the meeting to order at 5:50 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Present representing Coral Hospitality was Joyce Gonzalez, General Manager and Bill Januska, V.P. of Engineering & Property Services. Proof of Notice of Meeting was evidenced by J. Gonzalez.

Minutes. Motion was made by S. Beaumont to approve the January 31, 2009 minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

Financial Report. Included in Management Report. It was noted that most of the homeowners attending the Board meeting had also attended the Finance Committee meeting which concluded immediately prior.

Officers Reports. G. Cooper stated that 106 homes are now sold within the community; of those, 98 have closed. If all sold and unclosed units do close as currently scheduled, we will reach the 90% closed benchmark in late April and can anticipate that the transition of the Board of Directors will take place this summer.

Management Report was read by J. Gonzalez, copy of which is filed with these minutes.

Old Business

Owner Parking Identification Program. Motion was made by S. Beaumont to proceed with an Owner Parking Identification Program as recommended by the Building Committee. Second by W. Touchton. It was noted that this voluntary program will entail distribution of credit card-sized laminated identification cards for owners to display on the dashboards of their cars when parked in the building's garages. This program will assist management personnel to quickly and effectively assist residents with vehicle or parking-related issues in the community. The final design and distribution plan will be completed through the management office. Motion carried unanimously.

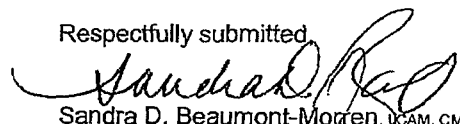
New Business

Certificate of Deposit. Motion was made by W. Touchton to move the funds currently invested in an Orion Bank Certificate of Deposit to a Wachovia/Wells Fargo Certificate of Deposit on the maturity date of March 21, 2008. Second by S. Beaumont. During discussion, it was suggested that the representative from Wells Fargo/Wachovia be approached for a better rate than that which he quoted during the Finance Committee meeting of 2.2% for a twelve-month C.D. Motion was amended by W. Touchton that the Wachovia/Wells Fargo C.D. be for twelve-months at a rate not less than 2.2%. Amendment was seconded by S. Beaumont. Motion carried unanimously.

Next Meeting Date. The next Board meeting will be on Thursday, March 26, 2009 at 5:30 p.m.

There being no further business, the meeting was adjourned at 6:15 p.m.

Respectfully submitted


Sandra D. Beaumont-Morren, JCAM, CMCA
Secretary

Open Forum Notes:

Question regarding status of having JMC install a covering on the pool deck to allow people to sit outside when it's raining. G. Cooper noted that this idea was tasked to the Building Committee, and no recommendations have been made. It was also noted that this Board can only take action on Association issues; and JMC had no plans to provide a roof or covering or awning.

Question on when/if automatic debit will be available for monthly dues. B. Januska noted that anyone can set up an automatic payment with their banks. There is no reasonably priced auto debit/lockbox system available from Wachovia Bank.

Question on when JMC gift cards for the Resort expire. G. Cooper encouraged anyone with credit left on their cards to use it up as soon as possible.

Question from Joyce on behalf of absent owner, may owners of Sandpearl Residences use Resort beach chairs? Answer is yes, if there are chairs available. No one may "reserve" beach chairs by placing towels or other personal items on them, then leaving for a prolonged period, whether they be Residences' owners or resort guests.

An owner reported that he was refused use of a beach chair at the Resort. It was suggested that the refusal stemmed either from a new employee who was unfamiliar with the policy, or the owner wanted to use one of the chairs that are reserved for resort guests only. This will be reported to the Resort general manager.

An owner suggested that the chair of the meeting do a better job of restricting prolonged conversation of attending owners and restrict interruptions during discussion periods.

An owner asked what he is to do with the faucet handle he received. It was noted that this handle is for cabana owners only and was given to him in error by the Concierge.

Question on what the purpose of the fob-activation on the boardwalk shower. It was noted that this was intended to prevent use of the shower by non-residents.


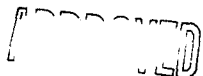
Question on why owners did not receive remittance envelopes with their maintenance fee coupon books. It was noted that a sheet of address labels are included in the booklet, but owners must provide their own mailing envelopes.

Request was made for larger capacity shopping carts for owners' use. Joyce was requested to research and obtain pricing for a larger cart.

Owner Al Brendel questioned why the Sandpearl expense calculator he created has not been placed on the website. G. Cooper noted that this was an oversight, thanked Mr. Brendel for the calculator, and said it will be placed on the website.

Suggestion from an owner to place signs on the beach warning people to stay off the sand dunes.

Question from an owner, has anyone signed up for the DISH Network, and is DirectTV an option. Joyce mentioned that the proposal received by DirectTV entailed a large expense to the association for them the satellite provider to place their equipment on the building.

**The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
March 26, 2009**

The Board of Directors of The Residences at Sandpearl Resort met on Thursday, March 26, 2009 in the Board Room of the condominium, 11 Baymont Street, Clearwater, Florida. The President called the meeting to order at 5:35 p.m.

Present were:

Gail M. Cooper, President, Representative of JMC
Sandra Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Several homeowners were in attendance. Also present representing Coral Hospitality was Joyce Gonzalez, General Manager and Bill Januska, V.P. of Engineering & Property Services. Proof of notice of meeting was given by J. Gonzalez.

Minutes. Motion was made by S. Beaumont to approve the February 26, 2009 minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

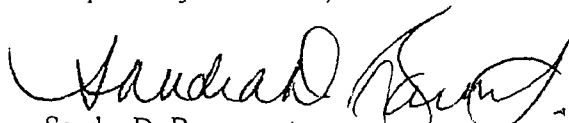
Officer Reports. There were no Officer Reports; although it was noted that the Finance Committee and review of the February 2009 Financial Statement immediately preceded this meeting.

Management Report. J. Gonzalez read her management report, copy of which will be filed with these minutes. It was requested that lights be left on in the Club Room area, and the wood doors to the Club Room be propped open, to make the amenity area more inviting to residents.

There was no Old Business. There was no New Business.

The next Board meeting will be held on April 30, 2009 at 5:30 p.m. A Finance Committee meeting will be held immediately prior at 5:00 p.m. There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted,


Sandra D. Beaumont, LCAM, CMCA
Secretary

UNAPPROVED



APPROVED

APPROVED

**The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
April 30, 2009**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, April 30, 2009 in the Conference Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 5:30 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Also present was Joyce Gonzalez, General Manager, Coral Hospitality. G. Cooper introduced guest Mike Petagna, JMC Customer Service Manager. Homeowners Robyn and Brian Greenberg were also attending as was homeowner Al Brendel via skype. Proof of notice of meeting was affirmed by J. Gonzalez.

Minutes. Motion was made by S. Beaumont to approve the March Board minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

Financial Report is incorporated in the Management Report.

Officers Reports. Walter Touchton read a letter concerning the sand dunes along the boardwalk, copy filed with these minutes. The letter discussed the growing size of the dunes and related concerns and requested action by JMC in addressing them. There was discussion on the background of the dunes issue, DEP permitting requirements, JMC's efforts to redistribute sand periodically, and past review and mitigation suggestions by environmental engineers hired by JMC. Mike Petagna will follow up with the engineer, and additional information will be forthcoming on what, if any, steps can be taken to address the sand dunes.

Management Report was ready by J. Gonzalez, copy of which is filed with these minutes.

Old Business: None

New Business:


Ratification of Board Resolution. Motion was made by S. Beaumont to ratify the Board resolution dated 4/28/09 to open a 9-month C.D. with Regions Bank in the amount of \$100,000. It was noted that the Certificate of Deposit purchase previously authorized by the Board specified at least 2.2% interest as indicated by a Wells Fargo/Wachovia representative, however when the funds to invest became available, the interest rate had dropped significantly. Second by W. Touchton. Motion carried unanimously.

The Residences at Sandpearl Resort
Board of Directors Meeting Minutes
April 30, 2009
Page Two

G. Cooper noted that the 106th unit closing at Sandpearl Residences took place on April 24th, and that the transition of control election meeting will be held on Friday, July 24, 2009. Because of the Memorial Day holiday, the next Board meeting will be moved back one week to Thursday, June 4, 2009 at 5:30 p.m. (5:00 p.m. Financial Committee meeting).

There being no further business before the Board, the meeting was adjourned at 6:07 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sandra D. Beaumont".

Sandra D. Beaumont, LCAM, CMAA
Secretary of the Association

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
THE RESIDENCES AT SANDPEARL RESORT OWNER'S ASSOCIATION, INC.**

I HEREBY CERTIFY that I am the secretary of THE RESIDENCES AT SANDPEARL RESORT OWNER'S ASSOCIATION, INC. (the "Corporation") and as such officer I am the keeper of the records and corporate seal of said Corporation; that the following is a true and correct copy of resolutions ratified at a meeting of the board of directors thereof held in accordance with its bylaws; and that such resolutions conform to the provisions of the bylaws of this Corporation.

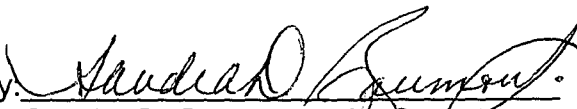
BE IT RESOLVED, that THE RESIDENCES AT SANDPEARL RESORT OWNER'S ASSOCIATION, INC., hereby approves the purchase of a nine (9) month Certificate of Deposit bearing interest at 2.0% from Regions Bank in the amount of \$100,000.00 from the reserve account.

BE IT FURTHER RESOLVED that THE RESIDENCES AT SANDPEARL RESORT OWNER'S ASSOCIATION, INC., hereby approves the opening of two money market accounts at Wachovia Bank paying interest in the amount of 1.85% for a term of ninety (90) days. The capital contribution account and the balance remaining in reserve account will be transferred.


BE IT FURTHER RESOLVED that the Board of Directors of the Corporation, on behalf of the Corporation is hereby authorized, empowered and directed to execute all other documents and to take whatever other action deemed necessary to carry out the intent of the foregoing.

I HEREBY CERTIFY that the seal affixed hereto is the corporate seal of the Corporation.

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary of and have caused the corporate seal to be hereunto affixed, this 28th day of April, 2009.

By: 
Sandra D. Beaumont, Its Secretary
(CORPORATE SEAL)


Gail M. Cooper, President


Walter Touchton, Director

 APPROVED

**The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
June 4, 2009**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, June 4, 2009 in the Board Room, 1 Baymont Street, Clearwater, Florida. The President called the meeting to order at 5:34 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Also present were Joyce Gonzalez, General Manager and Bill Januska, V.P. of Engineering & Property Services. Unit owners Hilmer Beckers and Mr. and Mrs. Jack Harmon were in attendance, as was Stuart Arp, General Manager of The Sandpearl Resort. Proof of Notice of Meeting was evidenced by J. Gonzalez.

Minutes. Motion was made by S. Beaumont to approve the April 30, 2009 minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

Financial Report. As the Board meeting was immediately preceded by the Finance Committee report, no separate report was made. A summary of the April financial report is included in the management report.

Officer's Reports. G. Cooper provided an update on the sand dune issue. A report has been prepared by the environmental engineers hired by JMC, with descriptions, measurement data and photographs supporting a request for DEP approval to modify/remove the dunes or move them westward. The final report should be ready in about a week, and will be walked-through the DEP in Tallahassee. Regardless of what decision is made by the DEP on this issue, no work could be undertaken until after turtle nesting season is over in October.

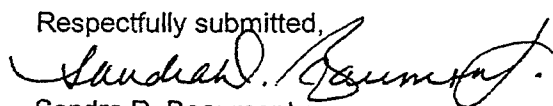
Management Report. The report was given by Joyce Gonzalez, copy of which is filed with these minutes. W. Touchton requested that JMC provide updates on several items: timeframe for replacement exit lights; steel rebar showing in garage floor; caulk joint in pool equipment room; expansion joint cover plate at top of steps to pool deck; paint on rooftop supports; and replace fasteners on roof fan covers with stainless steel fasteners.

OLD BUSINESS: None


NEW BUSINESS: Board Resolution. Motion was made by S. Beaumont to ratify the May 6, 2009 Board Resolution approving the opening of two money market accounts at Wachovia paying an initial interest rate of 1.75%. Second by W. Touchton. These accounts were previously approved at 1.85%, a rate that was not available at the time the funds became available. Motion carried unanimously.

The date of the next Board meeting will be Thursday, June 25th. There being no further business before the Board, the meeting was adjourned at 6:10 p.m.

Respectfully submitted,


Sandra D. Beaumont, LCAM, CMCA
Secretary



 APPROVED

**The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
June 25, 2009**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, June 25, 2009 in the Board Room, 11 Baymont Street, Clearwater. The President called the meeting to order at 5:30 p.m. Present were:

Gail M. Cooper, President, Representative of JMC
Sandra D. Beaumont, Secretary/Treasurer, Representative of JMC
Walter Touchton, Unit Owner Director

Also present were Joyce Gonzalez, General Manager and Linda Mitchell, Human Resources, Coral Hospitality. Unit owners Hilmer Beckers, Joe Plevel and Bryan and Robyn Greenberg were also in attendance. Proof of Notice of Meeting was given by J. Gonzalez.

Minutes. Motion was made by S. Beaumont to approve the June 4, 2009 minutes as published and posted. Second by W. Touchton. Motion carried unanimously.

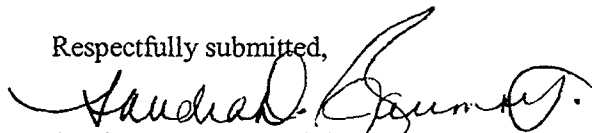
Financial Report. Is incorporated in the Management Report.

Officers Report. G. Cooper provided an update on the sand dune issue, noting that the consultant hired by JMC had submitted a report on the dunes to the state DEP, providing data and photographs of the dunes and related concerns, along with a request for review and approval to take steps to mitigate the affect of the dunes on the condominium by removing part or all of the dunes, or moving part or all of the dunes westward. A regional DEP inspector did perform a site inspection this week.

Management Report was given by J. Gonzalez, copy of which is filed with these minutes. W. Touchton advised he asked Joyce to procure a price to add tie-downs to all the 3rd level palm trees. S. Beaumont will contact Climate Design and have them provide Joyce with info on the pool equipment fan. Some areas on 2nd level parking garage where rebar is visible will be corrected by JMC, pending receipt of a date from Joyce as some vehicles will need to be moved. W. Touchton asked that the 1st level garage be steam-cleaned as there are numerous areas where auto fluids had leaked in parking areas used by the resort. Joyce will work with the resort to coordinate having this done. Joyce reported that the roofs were checked after this week's strong thunderstorm; W. Touchton asked it to be checked again. W. Touchton noted that the building cleaning was starting to fall behind, and Joyce reported that the level of cleaning of the barbecue grills requested takes 5 to 7 hours per day. There was significant discussion on the issue, and S. Beaumont suggested cutting back on the scope of the grill cleaning, perhaps purchase extra parts so the dirty elements can be swapped out with clean and soaked. It was also suggested that one grill be turned off from Monday to Friday to reduce usage.

There was no Old Business. There was no New Business other than the next Board meeting date, which will be an organization meeting to follow the July 24th transition meeting. There being no further business before the Board, meeting was adjourned at 6:05 p.m.

Respectfully submitted,


Sandra D. Beaumont-Morrett, LCAM, CMCA
Secretary

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
July 30, 2009

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, July 30, 2009 in the Board Room, 11 Baymont Street, Clearwater.

Joyce Gonzalez called the meeting to order at 5:10 p.m. Present were:

Richard Augustine
Roshan Shikarpuri

Hilmer Beckers

Bryan Greenberg

Present from Coral Hospitality was Bill Januska, V.P. of Engineering & Property Services. Mike Sobel, also attended.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted on July 28, 2009. Notices are emailed to homeowners who have provided email addresses to the Association.

Appointment of Board member: Mike Sobel excused himself at this time. Roshan Shikarpuri nominated Dr. Kundra, Richard Augustine requested to review the interested candidates who ran for the election, Sally Laufer and Kent Taylor. Bryan Greenberg nominated Mike Sobel. After a discussion the Board agreed that Sally Laufer and Kent Taylor and Dr. Kundra would be needed and best served on one of the committees.

Richard Augustine made a motion to nominate Mike Sobel to serve on the Board of Directors, Seconded by Roshan Shikarpuri, all in favor Motion carried unanimously. The board requested that a letter be sent to Sally Laufer, Kent Taylor and Dr. Kundra thanking them for their interest in the community and ask them to serve and assist on one of the committees

Organizational Meeting: Mike Sobel returned to the meeting. Joyce Gonzalez opened the floor to begin the nomination of the officers. It was determined that the following positions will be held:

President, 2 - Vice-Presidents, Secretary and Treasurer.

Hilmer Beckers made a motion to nominate Richard Augustine for President, Seconded by Roshan Shikarpuri, all in favor, motioned carried unanimously.

Richard Augustine made a motion to nominate Hilmer Beckers and Roshan Shikarpuri for Vice-President, Seconded by Bryan Greenberg, all in favor, motion carried unanimously.

Richard Augustine made a motion to nominate Bryan Greenberg for Secretary, Seconded by Hilmer Beckers, all in favor, motion carried unanimously.

Roshan Shikarpuri made a motion to nominate Mike Sobel for Treasurer, seconded by Richard Augustine, all in favor, motion carried unanimously.

Minutes. Minutes from June 25, 2009 were not presented but will be presented at the August 25, 2009 meeting

Financial Report: A motion was made by Richard Augustine to waive the financial report, seconded by Mike Sobel, all in favor motion carried unanimously.

Management report. Joyce Gonzalez presented management report, copy of which was provided to each Board member and will be filed with these minutes.

OLD BUSINESS: NONE

NEW BUSINESS:

A motion was made by Roshan Shikarpuri to create an engineering Committee, Seconded by Bryan Greenberg, all in favor motion carried unanimously. This committee will be chaired by Hilmer Beckers. Mr. Al Brendel, will sit on the engineering committee.

The board requested Attorney Bob Tankle be contacted and a meeting be set up to discuss several issues. Bill Januska will handle this. Bryan Greenberg and Hilmer Beckers were chosen to meet with the new Attorney and report back to the Board at the next meeting.

A motion was made by Bryan Greenberg to re-assign parking space for 402-1, to the handicapped space located on the first floor, seconded by Mike Sobel, all in favor, motion carried unanimously.

Dates of future meetings: The next 3 months of meeting dates were discussed and will be as follows'; August 25, 2009 4:30 Finance Meeting, 5:00 p.m. Board of Directors, September 24, same, October 29, 2009 same.

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for The Residence at Sandpearl Resort a Condominium

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
August 25, 2009

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, July 30, 2009 in the Board Room, 11 Baymont Street, Clearwater.

Rich Augustine called the meeting to order at 5:10 p.m. Present were:

Richard Augustine
Roshan Shikarpuri

Hilmer Beckers
Mike Sobel

Bryan Greenberg

Present from Coral Hospitality was Bill Januska, V.P. of Engineering & Property Services., and Joyce Gonzalez, General Manager.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on August 21, 2009. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Rich Augustine to approve the minutes of the July 30, 2009 minutes, Seconded by Hilmer Beckers, All in favor Motion carried. Joyce Gonzalez read the minutes from the June 25, 2009 Board of Directors meeting. A motion was made by Hilmer Beckers to accept the minutes from June 25, 2009 meeting, Seconded by Rich Augustine, all in favor were Hilmer Beckers, Bryan Greenberg, Rich Augustine, Shan Shikarpuri and Mike Sobel abstained.

President Report: waived

Engineer Committee: Hilmer Beckers stated that he has been in touch with Al Brendel, and that a cd of the as built's was sent to Al Brendel. Coral Hospitality will send the Florida statute regarding transition and timelines to the Board in reference to developer issues.

Financial Report: The financial was presented at the Finance meeting which was held prior to this Board meeting. A motion was made by Richard Augustine to waive the financial report, seconded by Mike Sobel, all in favor motion carried unanimously.

Management Report: Joyce Gonzalez presented management report; a copy was provided to each Board member and will be filed with these minutes. A brief discussion regarding unit 905 regarding the noise issue, management will be contacting JMC regarding this noise.

Old Business: A motion was made by Hilmer Beckers to accept the attorney letter of engagement from Attorney Bob Tankel, Seconded by Bryan Greenberg, all in favor motion carried unanimously.

New Business:

A motion was made by Rich Augustine to have Attorney Tankel send unit 409 a letter regarding weekly rentals, Seconded by Bryan Greenberg, all in favor motion carried unanimously.

After a discussion regarding the procedure in the event of an emergency for the elevator, the board requested that a sincere letter of apology be sent to the owner who was stuck in the elevator.

Bryan Greenberg stated that the board should discuss what is the best way to address the residents' concerns regarding their questions; such as the developer transition and insurance issues. It was stated that the website be kept current and Bill Januska from Coral Hospitality has a letter that can be sent out. A survey could possibly be sent out as well. Joyce Gonzalez and Al Klutts, from BBT Ins, will write a letter and present to the Board for their approval prior to sending.

Property Tax Bills: Trim notices were discussed. Shan Shikarpuri stated that he will do some research and advise the board of his findings if the taxes increased or decreased and by how much. Mr. Taylor, unit 308, stated that the taxes were lowered. It was decided that Attorney Tankel will not prepare a filing of appeal unless the taxes have not decreased substantially.

Insurance Agent: Al Klutts, with BB&T/Iller, Wall & Shonter agent for the association reviewed the association's insurance package. This package includes Property, Boiler & Machinery, Liability, Auto, Fidelity Bond, Directors and Officers, Umbrella and Flood. Mr. Klutts reviewed the flood insurance policy from the time the first policy was written. After further discussion Al Klutts stated that he would look into putting together a flood policy for the individual residents which could possibly be more affordable. Also, Al Klutts and Joyce Gonzalez will meet and create a letter of information regarding the flood insurance and other valuable insurance information for the residents that will be sent out upon the board approval.

Dates of future meetings: Future meeting dates were discussed and will be as follows'; Finance Meeting, 5:00 p.m. Board of Directors, 5:30 p.m. for September 24, October 29, 2009.

There being no further business, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM

Managing Agent for The Residence at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes September 24, 2009

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, September 24, 2009 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Rich Augustine called the meeting to order at 5:35 p.m. Present were:

Richard Augustine
Roshan Shikarpuri

Hilmer Beckers
Mike Sobel

Bryan Greenberg

Present from Coral Hospitality was Joyce Gonzalez, General Manager.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on September 21, 2009. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Rich Augustine to approve the minutes of the August 25, 2009 minutes, Seconded by Hilmer Beckers, All in favor Motion carried.

President Report: waived

Engineer Committee: Hilmer Beckers stated that he had met with 3 engineering firms; Marcon Forensics, KWA – Kerns-Whitehouse & Associates, Inc., and Karins Engineering Group, Inc. he gave a brief description of each firm.

Financial Report: The financial was presented at the Finance meeting which was held prior to this Board meeting. A motion was made by Richard Augustine to move monies from the Reserve account into 3 CD accounts with the Bank of Florida in the following increments; \$90,000.00 for 18 months, \$90,000.00 for 12 months, \$30,000.00 for 6 months, seconded by Shan Shikarpuri, all in favor motion carried unanimously.

Management Report: Joyce Gonzalez waived the reading of the management report; a copy was provided to each Board member and will be filed with these minutes. A discussion regarding when a private party during holidays can be held and the policy has been that there will be no private parties the day before or after a holiday including if the holiday falls on a weekend.

Old Business: 3 engineering firms made their presentations to the Board. After a lengthy discussion a motion was made by Richard Augustine to accept Karins Engineering Groups, Inc., proposal with the following conditions that reference checks are completed and there being no derogatory information received, that the Engagement letter includes the landscaping and a start of 10% of the units be inspected, the letter of engagement will then be reviewed by the association attorney, seconded by Hilmer Beckers, all in favor motion carried. Mike Sobel was absent from voting.

The board of directors requested that a letter be sent to the residents in reference to the transition, by the next board meeting.

New Business: Richard Augustine discussed briefly the 1st floor garage easement. A brief discussion ensued regarding the 3rd floor pool decking replacement. Joyce Gonzalez was instructed to forward any new information onto the board as to the replacement of this decking. Richard Augustine stated that there are different products on the market and that he would like some investigation done on these products. The Baymont St parking issue has not yet been resolved and Joyce Gonzalez will keep the board posted.

Dates of future meetings: Future meeting dates were discussed and will be as follows: Finance Meeting, 5:00 p.m. Board of Directors, 5:30 p.m. for October 28, 2009 and December 1, 2009.

There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for The Residence at Sandpearl Resort Owner's Association, Inc.

First Floor Easement Budget:

There were several questions raised regarding the First Floor Easement: Bill Januska advised that these questions need to be answered by the association attorney. Joyce Gonzalez was instructed to contact the attorney and see if he would be available for Tuesday, October 27, 2009 prior to the Board meeting.

The First Floor Easement budget was reviewed and management was instructed to refigure the budget and add all items that pertain to the first floor.

A motion by Rich Augustine made a motion to accept the Residence portion of the proposed 2010 budget as presented with the following acceptations; management fee, payroll burden, Insurance, at which time there are new figures and will be presented to the board for a final approval, seconded by Shan Shikarpuri, all in favor, motion carried unanimously.

Hilmer Beckers will meet with Rich Augustine and Joyce Gonzalez on Monday, October 26 @ 4:00pm

Date of next meeting: pending approval of first floor easement.

There being no further business meeting was adjourned at 5:45p.m.

Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Budget Workshop

Meeting Minutes
October 23, 2009

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Friday, October 23, 2009 in the Board Room, 11 Baymont Street, Clearwater.

Rich Augustine, President called the meeting to order at 2:30 p.m. Present were:

Richard Augustine
Roshan Shikarpuri
Michael Sobel
Owner present: Paul Gibson
Bryan Greenberg (on phone) Hilmer Beckers - absent

Present from Coral Hospitality was Joyce Gonzalez, General Manager, on phone was Bill Januska, V.P. of Engineering & Property Services and Kevin O'neill, Accounting Controller

The proposed 2010 budget was reviewed and the following line items are open:

1. Lowering of management fee, Bill Januska stated that he would speak with Lee Weeks
2. Mike Sobel requested that a flow chart be prepared for the Janitorial and Maintenance Staff. Joyce Gonzalez stated that during season there is a different schedule so that the building has coverage later in the evening.
3. Payroll burden is still an open item. Bryan Greenberg will be speaking with Linda Mitchell, Director of HR at Coral Hospitality. Joyce Gonzalez was instructed to forward a copy of the Adventec Contract to Bryan Greenberg.
4. Audit/Tax Fees should be lowered from \$9000 to \$5000
5. Insurance is an open item; Bill Januska stated he will speak with Brown and Brown to prepare a quote as soon as possible.
6. Cable was approved as presented with comments to follow up; management is to research the possibilities of the different companies that are available and get other quotes for next year. Example of companies Verizon, ATT, FIOS.
7. Telephone was approved as presented with comments to follow up: management is to research the possibilities of the different companies that are available and get other quotes for next year. Example Nu Box, PagTec, VOI Processing (voice over internet)

Coral Hospitality was instructed on the January 2010 Financial Statement and forward separate Concierge Staff line item out of burden.

Additional Security – management is to use this only when necessary for holidays.

Janitorial/Maintenance staff; management was instructed to utilize each of the employees to the maximum of their ability.. Mike Sobel stated that all employees should be cross trained.

Adventec Leasing Company was discussed; Bill Januska explained that all employees except Joyce Gonzalez are employees of the Adventec leasing company/association.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
October 27, 2009

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, October 27, 2009 in the Board Room, 11 Baymont Street, Clearwater, FL.

Meeting started late as Board was on the telephone with association attorney.

Rich Augustine called the meeting to order at 6:00 p.m. Present were:

Richard Augustine
Roshan Shikarpuri

Hilmer Beckers
Mike Sobel

Bryan Greenberg

Owner present; Al Brendel

Present from Coral Hospitality was Joyce Gonzalez, General Manager.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on October 22, 2009. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Michael Sobel to approve the minutes of the September 24, 2009 minutes as presented, Seconded by Bryan Greenberg, All in favor Motion carried unanimously.

President Report:

Resort First Floor Easement access:

Rich Augustine requested that the issue regarding the Resort Employees receiving FOBS, for entry into the first floor easement, be put on the agenda for the next Board meeting. This was discussed and put in the minutes at a previous Board meeting held on May 27, 2008. He would like to have this action retracted and revisit this issue due to the security issue and the exposure.

Pool Decking and Boardwalk:

Rich Augustine discussed the issue that is happening with the pool decking. The material that is presently down on the pool deck has manufacturer defects. The boardwalk which was replaced in January of 2009, with the same material is now failing. He has contacted other vendors to come out and speak with management regarding replacing these areas with a different product. The object is to have these areas replaced with the best product. Once the replacement material has been agreed upon, the time frame for the replacement of the pool deck will be 6 weeks; He explained how this will be completed with as little disruption to the residents as possible. This is still in negotiations. Another meeting with the manufacturer, Docks, Inc, and Deck and Docks is scheduled for the second week of November. After this meeting Rich Augustine will report back to the board. A motion was made by Michael Sobel not to use the same material that is presently being used on the pool deck and boardwalk. Seconded by Shan Shikarpur, All in favor motion passed unanimously. A motion was made by Bryan Greenberg to get the best product available for the pool deck and boardwalk at no additional cost to the association, Seconded by Hilmer Beckers, all in favor motion carried unanimously.

Sand Dunes: Association received a note stating this is now being presented to the State EPA office and JMC is awaiting the decision.

Engineer Committee:

Financial Report: The financial was presented at the Finance meeting which was held prior to this Board meeting.

Management Report: Joyce Gonzalez waived the reading of the management report; a copy was provided to each Board member and will be filed with these minutes.

Old Business: Hilmer Beckers stated that a letter of agreement was forwarded to Karins Engineering Group, Inc. with the changes that Attorney Bob Tankel had prepared; which was in reference to item #12. Attorney Tankel has been instructed to contact Karins Engineering to discuss these changes so that the process can begin. A motion was made by Bryan Greenberg to accept the letter of agreement with the changes made, Seconded by Shan Shikarpuri, All in favor motion carried unanimously.

New Business:

Pool Decking

Regarding the 3rd floor pool decking replacement this was covered in the Presidents report. Joyce Gonzalez was instructed to forward any new information onto the board as to the replacement of this decking.

Committee's to be established:

The Board requested that an article be placed in the upcoming newsletter requesting volunteers for the following committee's: Communication, Social, Architectural and Fining hearing committee.

Changing website and set up:

A request had been made by Mr. Al Brendel, owner, for the board to change the address for the website and how it is set up; After a lengthy discussion of the pros and cons of changing the website name, the different areas that could be made available to the residents. Mr. Brendel was requested by the board to find out the information regarding the following availability of names and report at the next board meeting. This will be placed on the agenda under old business.

Storm Shutter Placement

Regarding storm shutters placement; Mr. Brendel explained the pros and the cons of having the roll down shutter placement, photos were presented on how the building would look with this style of shutter. The board feels that this is something that the Architectural committee should be working on at which time the committee could give a presentation for next year In order for this to take place it would need a vote of the membership.

Dates of future meetings: Future meeting dates were discussed depending on when the budget will be ready for approval. The following date will kept at the present time December 1, 2009:

There being no further business, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

First Floor Easement Budget:

There were several questions raised regarding the First Floor Easement: Bill Januska advised that these questions need to be answered by the association attorney. Joyce Gonzalez was instructed to contact the attorney and see if he would be available for Tuesday, October 27, 2009 prior to the Board meeting.

The First Floor Easement budget was reviewed and management was instructed to refigure the budget and add all items that pertain to the first floor.

A motion by Rich Augustine made a motion to accept the Residence portion of the proposed 2010 budget as presented with the following acceptations; management fee, payroll burden, Insurance, at which time there are new figures and will be presented to the board for a final approval, seconded by Shan Shikarpuri, all in favor, motion carried unanimously.

Hilmer Beckers will meet with Rich Augustine and Joyce Gonzalez on Monday, October 26 @ 4:00pm

Date of next meeting: pending approval of first floor easement.

There being no further business meeting was adjourned at 5:45p.m.

Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

**The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
Adopting of 2010 Budget
December 14, 2009**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Monday, December 14, 2009 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Rich Augustine called the meeting to order at 5:00 p.m. Present were:

Richard Augustine
Roshan Shikarpuri

Hilmer Beckers
Mike Sobel

Bryan Greenberg

Owner present: none

Present from Coral Hospitality was Joyce Gonzalez, General Manager, and on telephone Kevin O'Neill from corporate office accounting dept

Proof of notice of meeting:

Joyce Gonzalez confirmed that notices were posted in Phase I and Phase II, on November 30, 2009. Agenda Notices were emailed to homeowners who have provided email addresses to the Association. The Proposed 2010 Budget packet was confirmed of being mailing on November 19, 2009.

Minutes:

A motion was made by Michael Sobel to approve the minutes of the October 23 and October 27, 2009 meetings as presented, Seconded by Bryan Greenberg, All in favor Motion carried unanimously.

Financial review:

Kevin O'Neill reviewed the financial and discussed the 3 unit owner accounts that are seriously delinquent. Shan Shikarpuri requested that when the bank foreclosure unit is taken back by the bank Coral Hospitality submit an invoice for the entire balance. Kevin explained that the law allows the association to collect 6 months back. Rich Augustine would like an additional line item added for the Bad Debt and include the 3 units. He would like this completed before Coral closes the books for the year.

Kevin O'Neill reviewed his findings regarding the bank interest rate in reference to financing the insurance policies. The bank where the cd's are located would charge 6.5%, Kevin explained that the interest rate from BBT finance company is far superior. After a brief discussion regarding the auditors, Kevin stated that Mike Monroe would do the audit for \$3,300 and that Cindy had withdrew her engagement letter. Rich Augustine stated that they will discuss and advise on who they would consider for the yearend audit.

A motion was made by Bryan Greenberg to accept the financial as presented, seconded by Mike Sobel, all in favor motion carried unanimously.

President Report:

The report was waived due to presentation from insurance agent.

Insurance Presentation:

Rich Augustine would like to make the following disclosure regarding the insurance company, Assurance. He has known Bob Marcocchio, for 22 years. He is a client of his in Chicago, and is in no way receiving any benefit from Assurance in reference to the insurance for the association.

Rich Augustine introduced Rob Marcocchio and Jim Breck from Assurance Company, Mr. Marcocchio presented his company's history, explained their operations. They work with only B+ companies. Mr. Marcocchio explained that they have accounts, including condominium accounts, in Florida and nationwide. He then introduced Jim Breck who would be the association representative, and point person. Mr. Breck explained his back ground and how he along with his designated staff would be able to service our account. See attached company profile and presentation quotes, etc.

Mr. Breck stated that he would be able to finance the insurance over a 12 month plan at a very reasonable rate. He will call and get a final quote for the interest rate for the financing and forward to Joyce Gonzalez. Also, after a period of time Assurance would be able to consolidate both Liability and Flood policies. Bryan Greenberg along with all of the board members thanked them both for coming to do the presentation and they will be back in touch with them. Once the board members have received all proposals for the flood insurance a decision will be made.

Engineer Committee:

Hilmer Beckers reviewed how the engineering study was progressing. See attached report.

Financial Report:

Was completed at beginning of meeting

Management Report:

Joyce Gonzalez waived the reading of the management report; a copy was provided to each Board member and will be filed with these minutes.

Old Business:

Pool Decking

Regarding the 3rd floor pool decking Rich Augustine reviewed what the association options for the replacement of the decking and boardwalk from Evergrain composite, the present product, to Azek Cellular PVC. This would cost an additional \$7,527. After a lengthy discussion the a motion was made by Bryan Greenberg to request Tamko, manufacturer of Evergrain product to upgrade to Azek product at no cost to the association, seconded by Hilmer Beckers all in favor motion carried unanimously. Rich Augustine will speak with Tamko and JMC and will keep the board apprised.

New Business:

Special Assessment:

Rich Augustine discussed the possibility of having a special assessment for the deficit; a motion was made by Mike Sobel to table this issue, seconded by Hilmer Beckers all in favor motion carried unanimously.

Proposed 2010 Budget:

Approval of 2010 Proposed Budget:

A motion was made by Mike Sobel to accept the proposed 2010 budget with reserves, seconded by Bryan Greenberg all in favor motion carried unanimously.

Tenant in 505:

Joyce Gonzalez explained the status of the tenant in 505. She then presented a proposal from Ambassador Limo & Sedan Company. After a lengthy discussion; Rich Augustine made a motion to hire additional security from an outside company either City of Clearwater off duty police officer or Ambassador Limousine Company, seconded by Mike Sobel, all in favor motion carried unanimously. Joyce was instructed to make sure that the association receive a copy o f all necessary licenses, insurance, etc.

Dates of next meeting:

Thursday, January 28, 2010, Annual Meeting

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

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The Residences at Sandpearl Resort Owner's Association, Inc.

Finance Meeting Minutes

MARCH 25, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, March 25, 2010 in the Board Room, 11 Baymont Street, Clearwater.

Rich Augustine called the meeting to order at 5:20 p.m. Present were:

Richard Augustine Hilmer Beckers Roshan Shikarpuri
Absent: Mike Sobel and Bryan Greenberg

Present from Coral Hospitality was Joyce Gonzalez, the meeting was late starting; Kevin was not on the telephone.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on March 29, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Reviewed the February financial with the following requests;. Shan Shikarpuri requested the following items from Coral Hospitality; for the months of January, February 2010 and forward Coral Hospitality is to give a detailed explanation of all charges in the administrative line item. The board also requested to see a monthly invoice from Adventec beginning in January and for every month forward.

Rich Augustine made a motion, that no unit be liened until the board of directors approves
Seconded by Shan Shikarpuri, All in favor motion carried unanimously.

Rich Augustine requested that Line item 7007 be put on the statement as an individual line item. All Karins and attorney fees need to be posted to this expense for turnover.
After the changes have been made Kevin O'Neill is to send the revised February financial with these changes.

Rich Augustine made a motion to accept the February Financial with the questions, Seconded by Shan Shikarpuri all in favor motion carried.

Date of next meeting: Thursday, April 22, 2010:

There being no further business meeting was adjourned at 6 :00p.m.

Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Finance Meeting Minutes

APRIL 29, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, April 29, 2010 in the Board Room, 11 Baymont Street, Clearwater.

Rich Augustine called the meeting to order at 5:00 p.m. Present were:

Richard Augustine Hilmer Beckers Roshan Shikarpuri Bryan Greenberg
Absent: Mike Sobel

Present from Coral Hospitality was Joyce Gonzalez, Kevin O'Neill, from Coral Hospitality was on telephone.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on April 26, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Reviewed the March financial with the following requests;. Kevin explained the charges from Coral's invoice. He explained how the association is charged for telephone calls, Rich Augustine requested the documentation on the phone bill from January to present, Cendyn - is e-mail site that Coral Hospitality uses for all of their properties. Kevin was requested to give the board an itemized break down of all of the following items: Telephone, Postage, Federal Express, Adventec, Cendyn from January thru present and to give a detailed description every month forward. Discussion regarding delinquencies contact Attorney Tankel and Attorney Green to make sure that a monthly status report is given on all accounts that are at the attorney's. This is to be presented monthly. Kevin and Joyce will work on this.

Rich Augustine made a motion to accept the March financial as presented, Seconded by Shan Shikarpuri, All in favor motion carried unanimously.

Mike Monroe from Munro & Associates reviewed the yearend audit. Joyce is to prepare and finalize the yearend expenses for the first floor garage. Mr. Munro discussed the delinquencies

Discussed the how the board wanted the engineering items presented on the audit. Mr. Munro will send to the board the footnotes and explanation the engineering fees which occurred in 2009. After a lengthy discussion in reference to the developer guarantee and the deficit, Mr. Munro will check the documents regarding capital contribution. The deficit needs to be determined when it occurred 2007, 2008.

Coral Hospitality will send a notice to the owners as soon as the yearend audit is completed advising them that it is available.

Date of next meeting: Thursday, May 27, 2010:

There being no further business meeting was adjourned at 6 :20p.m.

Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl resort Owner's Association, Inc.

APPROVED

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Finance Meeting Minutes

May 27, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, April 29, 2010 in the Board Room, 11 Baymont Street, Clearwater.

Rich Augustine called the meeting to order at 5:00 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg
Absent: Hilmer Beckers

Present from Coral Hospitality was Joyce Gonzalez; from Coral Hospitality was Kevin O'Neill, on telephone and Bill Januska was in attendance.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on May 24, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Rich Augustine made a motion to accept the minutes as presented, Seconded by Shan Shikarpuri, All in favor motion carried unanimously.

Insurance Proposals:

BB & T - Al Klutts presented his proposal for the Property package. All policies are the same coverage as last year with an increase of \$12,000.00. The financing will be 12 equal payments @4.75%.

Al Klutts reminded the board that every 3 years an appraisal must be completed; A motion was made by Rich Augustine to contact the company that conducted the last appraisal and move forward, as this is an update there should be no additional cost, seconded by Bryan Greenberg, All in favor motion passed unanimously. Also make sure that the 1st floor is broke out by square footage. By breaking out the first floor this will be dollar to dollar.

Assurance - Jim Breck they are trying to get another carrier but stated that the QBE is the best and the cheapest but will continue to try and look into a layered policy and will have for the board next week. Jim will e-mail directly to the board.

PCS - Joyce read statement from this company that they would like to bid on this in the future but due to the time constraints were not able to do so but would like to meet with the board in the near future.

After Assurance finalizes their proposal the board will decide on a telephone conference call. Policy is due June 14, 2010.

Joyce stated that the flood elevation company is still working on possible changing the zoning.

Financial report:

Shan Shikarpuri requested the status on the yearend audit. The auditor mike Munro was to send the true up and the footnotes to the board of directors, to date the board has not received anything. The footnotes were to include the engineering fees that were booked as of 2009, the resort true up and Mr. Munro opinion on capital contribution, operating deficit for 2007 - 2008.

Kevin O'Neill reviewed the April financial Rich Augustine requested that all late fee's be listed with vendor name from January thru May 2010 and explanation as to why they are being paid late. Mike Sobel stated that he would like to see a late fee line item and put in the COA. Shan Shikarpuri requested that the turnover items prior to turnover be separated from the turnover items after turnover, create a new account. Rich Augustine asked for an explanation on the line item of income from resort why there is a short fall - Kevin explained that when the budget was created the total figure had been put into this line item and in reality it should have only been 82% of total budget number.

After a lengthy discussion regarding the first floor easement it was decided that all additional outside of the budget invoices be sent by Coral Hospitality to be paid and not wait until the year end.

Rich Augustine requested who will be paying late fees, interest, attorney fees for unit 1007. Mike Sobel suggested that a negotiation between all parties take place as each has some ownership in this. After a lengthy discussion this item was tabled until the next meeting.

There being no further business a motion by Shan Shikarpuri that the meeting be adjourned, seconded by Bryan Greenberg, all in favor motion carried unanimously.

Date of next meeting: June 16, 2010 at 5:00 p.m.

There being no further business meeting was adjourned at 6 :30p.m.

Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl resort Owner's Association, Inc.

APPROVED

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Finance Meeting Minutes

September 29, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Wednesday, September 29, 2010 in the Board Room, 11 Baymont Street, Clearwater.

Rich Augustine called the meeting to order at 5:00 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg

Absent: Hilmer Beckers

Present from Coral Hospitality was Joyce Gonzalez, General Manager; from Coral Hospitality was Kevin O'Neill, on telephone.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on September 24, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Shan Shikarpuri made a motion to accept the minutes of the August 25, 2010 as presented, Seconded by Bryan Greenberg, All in favor, motion carried unanimously.

Discussion ensued regarding the 2009 True Up figures for the Resort and Retail. Rich Augustine stated these billing issues need to be completed and paid by both parties. Kevin O'Neill and Joyce Gonzalez were instructed to finalize the format and re-submit to Resort and Retail.

Financial report:

Kevin O'Neil reviewed August financial report. Michael Sobel stated that he would like to monitor and make sure that the association was not over funding the any reserve items. Rich Augustine requested that the following line items be reconciled: Prepaid Maintenance, Prior year retained earnings at turnover and Prior year retained earnings. Kevin O'Neill reviewed the delinquency list and stated that there were 3 units at the attorney and that is the only delinquency.

A discussion ensued regarding the yearend report from the Accountant Michael Munro regarding the resorts portion being shown on the report; Kevin O'Neil confirmed that it was completed. Shan Shikarpuri requested that the monies owed be placed on the financial to reflect as accounts receivable and this should reduce the deficit.

Rich Augustine made a motion that as Treasurer, Michael Sobel will work with Kevin O'Neil to discuss and decide the best possible rates and location for the 2 CD's that came due on September 28, 2010, Seconded by Bryan Greenberg, all in favor, motion carried unanimously.

Michael Sobel stated that he is working on the 2011 Proposed Budget with Joyce Gonzalez.

Date of next meeting: Budget workshop October 19, 2010 @ 5:00

Budget Meeting October 26, 2010 @ 5:00 p.m., Budget Approval Meeting December 2, 2010

There being no further business meeting was adjourned at 5:50 pm

Respectfully submitted:

Joyce Gonzalez/LCAM

Managing Agent for The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Finance Meeting Minutes

October 26, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, October 26, 2010 in the Board Room, 11 Baymont Street, Clearwater.

Rich Augustine called the meeting to order at 5:00 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg

Absent: Hilmer Beckers

Present from Coral Hospitality was Joyce Gonzalez, General Manager; from Coral Hospitality was Kevin O'Neill, on telephone.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on October 23, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Shan Shikarpuri made a motion to accept the minutes of the September 29, 2010 as presented, Seconded by Bryan Greenberg, All in favor, motion carried unanimously.

Discussion ensued regarding the 2009 True Up figures for the Resort and Retail. Kevin O'Neill and Joyce Gonzalez finalize the format and re-submitted to Resort and Retail.

Financial report:

Kevin O'Neil reviewed September financial report.

Kevin O'Neill reviewed both CD's that were due on January 2, 2011 and both were renewed. Shan Shikarpuri requested that the turnover retainer be placed in prepaid legal.

A discussion regarding the capital Contributions whether these can be used, Kevin O'Neill stated the documents state these funds can be used for startup expenses, back in 2007 on the financial statements there was monies used for property supplies.. Richard Augustine asked how the deficit was funded prior to turnover. Joyce Gonzalez and Kevin O'Neill were instructed to find out the following;

Are there restrictions on the cash contributions, if the capital contributions are used do they need to be replaced, Kevin stated "no that this is at the boards discretion, Kevin is to verify this. Shan Shikarpuri asked if the \$69,000 deficit was used for operating, Kevin is to gather information. Kevin "O'Neill stated that the developer did not guarantee the budget.

Kevin O'Neill stated there were no other prepaid deposits or others that are not on the financial. Kevin is to find out how much was used for the operating during the developer's control.

Bryan Greenberg asked if there were any prepaid assessments as of July 2009, Kevin stated \$85,296.00.

Kevin was instructed to remove any dollar amounts of \$10.00 and under for a one time courtesy. A motion was made by Richard Augustine to accept the September financial as presented, Seconded by Michael Sobel, all in favor motion carried unanimously.

A discussion regarding 2011 tax credits, health insurance with the new property management company KW. Rich Augustine will review this with KW.

Michael Sobel requested the security hours be cut back on Sunday to 5 pm. Joyce Gonzalez will advise Security Company.

Telephone conference with Jim Breck from Assurance Company:

Jim Breck was instructed to find a carrier who would be able to assist the owners with the additional insurance they may need, and put a package together and advise what the cost would be for the owners, unit by unit. Taleshia Bradford from Assurance is to contact Richard Augustine. Jim Breck was also instructed to try and move all policies to an effective date of January 1, Jim explained that this can happen in several different ways, he will advise how this can be accomplished. Joyce Gonzalez is to send Jim the policies, declaration page.

A discussion ensued regarding the flood insurance program that will be coming due. Jim Breck stated that he thought the flood policy maybe go down this coming year. The following companies will be submitting proposals for the flood: Assurance Company, BBT and All Lines

After a discussion regarding the Proposed 2011 Budget : a motion was made by Richard Augustine to accept the 2011 Proposed Budget as presented, Seconded by Bryan Greenberg, all in favor, motion carried unanimously.

Date of next meeting: Budget Approval Meeting, December 2, 2010 @ 5:00

There being no further business meeting was adjourned at 6:50 pm
Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Finance Meeting Minutes

December 2, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, December 2, 2010 in the Board Room, 11 Baymont Street, Clearwater, FL

Rich Augustine called the meeting to order at 5:05 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg

Absent: Hilmer Beckers

Present was Joyce Gonzalez, General Manager

Present from KW Property management Robert White, Trycia Arencibia, Judi Allen

Owners present:

Mr. Brendel, Mrs. Laufer, Mr. Ibrahim

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on November 30, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Shan Shikarpuri made a motion to accept the minutes of the October 26, 2010 as presented, Seconded by Bryan Greenberg, All in favor, motion carried unanimously.

Financial report:

Mike Sobel reviewed the October, 2010 financial report. He stated that he had not received the financial report from Coral Hospitality at 5:00 p.m. until the meeting.

Rich Augustine introduced Robert White, Trycia Arencibia, and Judi Allen from the new property management company, KW Property Management & Consultants.

Rich Augustine reviewed the capital contribution, retained earnings and deferred maintenance items on the financial.

Rich Augustine addressed the necessity to fund the deficit and the shortfall that the association has had beginning when the developer transitioned the property to the owners. This deficit in total is \$85,000.00. The deficit left at transition was \$69,755.00 and remaining expenses of approximately \$15,245.00 for the Engineer report and attorney fees for the turnover issues. Also was a question whether a special assessment should take place to address the turnover issue expenses. Mike Sobel stated these deficits were not created by improper operations of the association.

After a lengthy discussion regarding all how to accomplish the funding of the deficit several ideas were discussed; a line of credit, a onetime special assessment paid over 2 months. Everyone agreed that the association should have at least 2 months of working capital in the budget.

Flood Insurance agents who submitted their proposals are as follows: BB&T/Al Klutts, Assurance/Jim Breck, All Lines were asked to submit, they declined after they agreed. Companies who did submit were BB&T and Assurance insurance.

A phone call was placed to Jim Breck from Assurance Company to review the proposal for the 2011 Flood Insurance for Phase I 11 Baymont St.

Jim Breck was asked to go back to the carrier and get the price reduced from the existing proposal of \$151,868.57. Jim felt that he will be able to get this lowered. This price does include the financing. Once Jim has the final proposal he is to send to Joyce Gonzalez and Rich Augustine.

A motion was made to accept the 2011 Flood Proposal with the condition that the policy is lower, Seconded by Bryan Greenberg, All in favor Motion passed unanimously.

Jim Breck was instructed to find a carrier who would be able to assist the owners with the additional insurance they may need, and put a package together and advise what the cost would be for the owners, unit by unit. Jim Breck was also instructed to put a proposal together for all insurance policies and move all policies to an effective date of January 1, Jim explained that this can happen in several different ways, he will advise how this can be accomplished. Joyce Gonzalez is to send Jim the policies, declaration page.

A discussion regarding the First Floor 2009 Tru Up expenses. KW was instructed to make sure that all parties are invoiced monthly and that a separate monthly financial statement be prepared for the expenses beginning January 2011. Trycia Trycia Arencibia stated that a coupon book will be printed for Resort and Retail Stores. Rich Augustine stated that the 2009 Tru Up needs to be paid. KW was instructed to contact Michael Munro and request an engagement letter for the yearend audit.

Trycia Arencibia and Robert white explained their process for monthly financials and stated that a preliminary financial will be available for the next meeting and the regular financial starting January will be available in February. They will contact Joyce Gonzalez with the date so that the first financial can be reviewed and if any adjustments are necessary it can be done at that time.

Date of next meeting: January 27, 2011 @ 3:00 p.m.

There being no further business meeting was adjourned at 6:00 pm
Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Finance Meeting Minutes

February 25, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, February 25, 2010 in the Board Room, 11 Baymont Street, Clearwater.

Rich Augustine called the meeting to order at 5:00 p.m. Present were:

Richard Augustine
Roshan Shikarpuri

Hilmer Beckers

Bryan Greenberg

Present from Coral Hospitality was Kevin O'Neill on the phone.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on February 22, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Renewal CD:

Rich Augustine made a motion to roll the cd over that comes due on February 28, 2010 for another 6 months at the same bank, Bank of Florida, Seconded by Shan Shikarpuri, All in favor motion carried unanimously.

Kevin stated that the payroll section of the financial had been redesigned.

Kevin was requested to have the financials to the board at a minimum of 7 days before the meetings from this point forward. Kevin stated that he had just sent the January financial to Joyce. Joyce stated she would review and send to the board by Tuesday of next week.

Kevin I presented the December 2009 Financial to the board members. Kevin reviewed the Income statement along with the P & L statement. Delinquencies were discussed and the status of the liens and foreclosures. Joyce Gonzalez stated there were 2 units giving the rental payments to the association for past maintenance payments.

Kevin was requested by Rich Augustine for a detailed general ledger January - December, 2009. He would like this to be bound and put on a cd in a PDF format, as well.

Kevin was requested to send the full general ledger for all of Bright house accounts to Rich Augustine.

Kevin was requested to "park the turnover related expenses into the prepaid assets" this would include Attorney Scro, Karins engineering and another expenses that occur. Shan Shikarpuri explained that once expensed report them as prepaid expenses.

Kevin confirmed Mike Monroe, CPA would be preparing the yearend audit. He has sent the signed engagement letter to him.

Shan Shikarpuri requested that all adjustments be taken care of by the next financial report.

A motion was made by Rich Augustine to accept the December Financial statement as presented, Seconded by Bryan Greenberg, all in favor, motion passed unanimously.

Date of next meeting: Thursday, March 25, 2010:

There being no further business meeting was adjourned at 5:40p.m.

Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Membership Meeting Minutes
January 28, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, January 28, 2010 in the Community Room, 11 Baymont Street, Clearwater, Fl.

Rich Augustine called the meeting to order at 5:00 p.m. Present were:

Richard Augustine
Roshan Shikarpuri

Hilmer Beckers
Mike Sobel

Bryan Greenberg

A quorum was attained with a total of 68 units represented either in person or by proxy; 12 in person and 57 proxies.

Ibrahim Ibrahim volunteered to monitor the signing in of owners and confirm the count.

Present from Coral Hospitality was Joyce Gonzalez, General Manager, and Stuart Arp representing Coral Hospitality Corporate office.

Proof of notice of meeting:

Joyce Gonzalez confirmed that First and Second Notices were mailed in accordance with Florida Statutes and also posted in Phase I and Phase II, on January 13, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

The purpose of this meeting was to have an election of new board members. No one submitted their name to run for the 2010 board, so there was no election and the previous board will remain until the next election which will be held in January of 2011.

Minutes:

Rich Augustine requested that Joyce Gonzalez read the minutes from the previous membership meeting of July 24, 2009, transition meeting.

A motion was made by Gopal Chalavary to approve the minutes of July 24, 2009, transition meeting as presented, Seconded by Ibrahim Ibrahim, All in favor Motion carried unanimously.

Financial report:

Mike Sobel reviewed the financial and discussed the 3 unit owner accounts that are seriously delinquent. As of the November financial statement there is \$347,438 in reserve accounts. Mike Sobel stated that the association is doing well.

A motion was made by Bryan Greenberg to accept the financial as presented, seconded by Hilmer Beckers, all in favor motion carried unanimously.

President Report:

Rich Augustine explained what has transpired since the transition in July of 2009. He explained that the project is managed by Coral Hospitality and reviewed what their duties are. He discussed the 2010 budget and noted the biggest budget item is the insurance. The board will continue to work on trying to reduce this line item. Joyce Gonzalez is working with an insurance analysis company that could possibly have the flood elevation changed, as soon as she has all of the findings she will report.

Some of the items that the board and JMC are working on: the replacement of the pool deck material, additional springs will be added to the geo thermal pool heaters at which time the pool may need to be closed. The dunes issue is still an open issue. JMC is in the process of putting together a drawing for the board. If the board approves this the drawing will then be given to an architect so that this could be presented to the DEP.

Rich Augustine explained what has transpired with the second floor ceiling efflorescence's and leaching issue. This situation has affected 62 parking spaces. He explained there have been concrete restoration companies contacted, engineering firms, samples have been taken to analyze the chemicals, and JMC has been notified as well. The board will keep the community informed as to the progress of this situation.

Stuart Arp stated that the Resort has efflorescence's under the kitchen area and have built a pan underneath the areas. Joyce Gonzalez was instructed to go over and see how the pan was installed and report back to the board.

A discussion ensued regarding the first floor easement budget and Rich Augustine explained that a separate LLC owns the first floor. He explained there is a separate budget for the first floor and that the resort, retail shops pay a percentage of the items that effect the first floor. He also stated that there was an increase for the easement in the 2010 budget.

The association has hired Attorney Robert Tankel to represent the owners.

The transition Audit was discussed and explained that there was a deficiency of approximately \$60,000 from the time the developer ran the association.

Engineer Committee:

Hilmer Beckers welcomed Mr. Ibrahim Ibrahim to the engineering committee along with Mr. Al Brendel. Mr. Beckers explained that there is a 12 months warranty under the developer. He stated that Karin engineering Firm was retained to do the transition study. There were 3 companies interviewed. Karin report included several units. The report was just completed. The committee along with several board members met with a construction attorney to discuss the procedures on a turnover study.

Unfinished Business:

There being no unfinished business the meeting was opened to the residents for questions or comments.

Shawn Washinko - Unit 304-2 asked to identify what parking spaces are available for use. Rich Augustine stated that presently it is open parking this includes the guest parking spaces on the south side. Rich also stated to place the temporary orange parking pass or the laminated one on the dashboard of the vehicle.

Wendy Brickman – Unit 502-2 discussed the information that she received from new flood insurance company, Assurance. This brochure has the contact numbers for the insurance company. Mrs. Brickman stated that the new grills are great but they are very difficult to start with the wind. Rich Augustine stated that Joyce Gonzalez look into possibly putting a wind guard up.

Shawn Washinko also asked if the material being used for the pool deck was Trex? It was stated “no” the material that is presently down is a composite material. What the board would like to have put down in its place is AZEK, which is a PVC material.

Mr. Ibrahim – Unit 1001 requested that there be resident functions. It was explained that there was not a Social committee. After a brief discussion a social committee was appointed.

A Social Committee has been appointed with the following ladies; Mrs. Hilmer Beckers, Mrs. Wendy Brickman and Mrs. Ibrahim Ibrahim.

There being no further business a motion to adjourn the meeting was made by Shawn Washinko, Seconded by Ibrahim Ibrahim all in favor, motion carried unanimously.

The meeting was adjourned at 6:00 p.m.

Dates of next Annual meeting:

January 2011, Annual Meeting

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner’s Association, Inc.

APPROVED

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The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
February 25, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, February 25, 2010 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Rich Augustine called the meeting to order at 5:40 p.m. Present were:

Richard Augustine
Roshan Shikarpuri

Hilmer Beckers
Mike Sobel

Bryan Greenberg

Owner present: Mr. Manikas

Present from Coral Hospitality was Joyce Gonzalez, General Manager.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on February 22, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Note: regarding the Membership meeting held on January 28, 2010, a correction was made to the name of the person who made the motion to accept the minutes of the previous meeting, to Ashwin Kesaria. These will be approved at the next membership meeting.

Minutes: A motion was made by Bryan Greenberg to approve the minutes of the January 25, 2010 minutes with correction of next meeting date being February 25, 2010, Seconded by Hilmer Beckers, All in favor Motion carried unanimously.

President Report:

Rich Augustine reviewed the replacement of the pool decking material. The material will be Evergrain/Tamko product.

At the meeting with the City Property Appraiser the following was discussed: reviewed the details of the first floor easement, final plat. The purpose of the meeting was to review the tax bills.

Engineer Committee:

Hilmer Beckers gave brief report on how the projects were progressing. The leaking of the expansion joints have not been determined. The 2 drains that were leaking have been repaired. Explained that the turnover study will be reviewed with the attorney at which time JMC will be informed of the items found in the study.

Financial Report: waived see Finance Meeting Minutes

Management Report: Joyce Gonzalez waived the reading of the management report; a copy was provided to each Board member and will be filed with these minutes.

Old Business:

Flood Insurance:

We had a conference call with Agent Jim Breck, from Assurance Insurance to discuss the possibility of having a seminar for the residents in reference to their personal insurance needs. Jim explained that Assurance would be willing to possibly have a web meeting, or have a video presentation to answer any personal insurance related questions. Jim will be putting together a flyer to see who would be interested in this at which time if there are enough residents interested Assurance would move forward. Shan Shikarpuri stated that the presentation should not be any longer than 10 - 15 minutes. Jim was instructed to pick a date, prepare an e-mail to be sent out and then Joyce Gonzalez is to post the notice.

New Business:

Resident, Mr. Manikas requested the board to look into the situation with the restaurant, Blue Sky. The problem is that there is constant grease film on his balcony floor and furniture. He asked that the restaurant redirect the vents and filters. He also stated that the dumpster door is in need of repair. The boxes, chairs, trash, etc. in between our buildings needs to be addressed. Mr. Beckers and Joyce Gonzalez are to speak with Dan.

Auditor:

The engagement letter for the 2009 yearend audit has been signed and scheduled Coral Hospitality. A motion was made by Rich Augustine to accept the engagement letter from Michael Monroe in the amount of \$3300.00, Seconded by Bryan Greenberg, All in favor motion carried unanimously.

Bulletin Board:

After a lengthy discussion regarding the placement of a bulletin board, it was decided not at this time.

Emergency Plan:

An emergency plan was submitted to management by Al Brendel, management made the necessary changes and presented to the board. After review the board gave their approval to distribute. The second item, important tips, was submitted by Al Brendel was not approved as it needs to be revised. Management is to make the necessary corrections and present at the next board meeting.

Engineer Study:

Rich Augustine made a motion to obtain a proposal from Attorney Scro and Karins Engineering for the supervision of items chosen from the turn over report, Seconded by Shan Shikarpuri, All in favor motion carried unanimously.

Dates of future meetings: Thursday, March 25, 2010 @ 5:00 p.m.

There being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
March 25, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, March 25, 2010 in the Board Room, 11 Baymont Street, Clearwater, FL.

Rich Augustine called the meeting to order at 6:10 p.m. Present were:

Richard Augustine Hilmer Beckers Roshan Shikarpuri
Absent: Bryan Greenberg and Mike Sobel

Present from Coral Hospitality was Joyce Gonzalez, General Manager.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on March 23, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Rich Augustine to approve the minutes of the February 25, 2010 minutes with correction of next meeting date being February 25, 2010, Seconded by Hilmer Beckers, All in favor Motion carried unanimously.

President Report:

Rich Augustine reviewed the schedule for the replacement of the pool decking material. Reviewed the property insurance and stated the following companies will be bidding – BBT, All Lines, and Assurance. Nothing new on the dunes, last correspondence stated wanted dunes removed.

Engineer Committee:

Hilmer Beckers stated nothing at this time.

Financial Report: waived see Finance Meeting Minutes

Management Report: Joyce Gonzalez waived the reading of the management report; a copy was provided to each Board member and will be filed with these minutes.

Old Business:

New Business:

Engineer Study & Procedure:

After a lengthy discussion regarding the fees that Attorney Tom Code from Becker & Poliakoff charge versus Attorney Sal Scro it was decided that Shan Shikarpuri will contact Attorney Scro and

discuss a reduction in his fees. He will follow up with a letter to Attorney as well. A motion to table this item until the meeting Tuesday, March 30, 2010 at which time they will interview Becker & Poliakoff, Seconded by Hilmer Beckers all in favor motion passed.

Dates of future meeting: Thursday, April 22 at 5:30 p.m.

There being no further business, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
May 27, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, May 27, 2010 in the Board Room, 11 Baymont Street, Clearwater, FL.

Rich Augustine called the meeting to order at 6:35 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg

Absent: Hilmer Beckers

Present from Coral Hospitality was Joyce Gonzalez, General Manager and Bill Januska.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on May 24, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Rich Augustine to approve the minutes of the April 29, 2010 minutes as presented, Seconded by Bryan Greenberg, All in favor Motion carried unanimously.

President Report: Rich Augustine spoke briefly about the new deck and the heat that is emanating from the boards. He is in the process of sending a letter to Tamko. A discussion ensued regarding rental units and the misuse of the association property and how people have a misconception that this is a resort/hotel.

Engineer Report: Engineer report was waived; waiting for attorney to send draft of 558 letter/letters to board of directors.

Management Report: Waived reading a copy is attached

Old Business:

Rules and Regulation for parties: This was tabled at the last meeting. After a lengthy discussion it was agreed to have a Rules and Regulation Enforcement committee, this will be chaired by Shan Shikarpuri and Ibrahim Ibrahim will also be on the committee. They will review the party agreement and make their recommendations at the next board meeting. This committee will be in charge of making suggestions or additions to the present Rules and Regulations. They will give a report at the next meeting.

A motion was made by Mike Sobel that the strict enforcement of 2 parties per year be enforced, Seconded by Bryan Greenberg all in favor motion passed unanimously.

New Business:

Rental program: Bryan Greenberg stated that it has become very apparent that several units are renting weekly. The Declaration of Covenants states very clearly that rentals are not to be less than 30 days. After a lengthy discussion the board would like Attorney Tankel to advise them on how to change the lease terms and what is involved and Joyce is to present at next meeting. Joyce was instructed to make sure that any owner who leases their unit must produce a certificate of insurance prior to the rental approval and name The Residences at Sandpearl Resort Owner's Association, Inc as additional insured. Joyce is to contact Al Klutts to find out what limits there need to be; including furniture.

Bryan Greenberg stated that there are residents who are renting on a weekly basis and this is creating many issues. After a discussion Rich Augustine made a motion to accept the security company proposal for security to be present on Friday nights, Saturday and Sunday nights are to be included, Seconded by Bryan Greenberg , All in favor Motion Carried unanimously.

Parking Decal/Sticker:

Rich Augustine discussed how many vehicles that are not used and taking up guest spaces. By authorizing a parking decal management will be able to determine who truly belongs on the property and who does not. Any vehicle that does not have a parking pass will be towed. A motion was made by Bryan Greenberg to hire a tow company and post notices that any vehicle that has not been registered with the concierge will be towed at the owner's expense, seconded by Mike Sobel all in favor motion passed unanimously.

A discussion ensued regarding guests on property without owner present: owner's are responsible for any and all damage that their guest's does to the common area. Management is instructed to send out violation letters to any owner whose guests do not follow the rules. Due to the number of people in the building now Security Company will be hired to assist the concierge's on the weekends. They will be instructed and report to Joyce Gonzalez. Al Brendel made a suggestion in order to assist management and others know who is coming in and out of the building install bar codes on the back windows and this will register cars entering and exiting the building. Joyce is to look into the cost and report.

Attorney Tankel issues:

A motion was made by Bryan Greenberg, to send the detailed list of items to Attorney Tankel and seconded by Rich Augustine all in favor motion carried. This will include but not limit the following items:

1. First floor parking issue
2. First Floor what liability to residents is there if someone gets hurt
3. Owners rights if hotel/resort is sold the board want something in writing
4. Dunes - any liability to owners, moving them west, residents children playing on them if get hurt who is responsible
5. Deactivation of FOB's each time a tenant comes and goes
6. Changing of the lease time frame/how to get this changed

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
April 29, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, April 29, 2010 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Rich Augustine called the meeting to order at 6:10 p.m. Present were:

Richard Augustine Hilmer Beckers Roshan Shikarpuri Bryan Greenberg
Absent: Mike Sobel

Present from Coral Hospitality was Joyce Gonzalez, General Manager.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on April 26, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Rich Augustine to approve the minutes of the March 26, 2010 minutes as presented, Seconded by Hilmer Beckers, All in favor Motion carried unanimously.

President Report: Rich Augustine waived this report

Engineer Report: Presented by Hilmer Beckers

Update on the flood that occurred from unit 1601, owner and his insurance will be taking care of everything. Reviewed the pool deck progress on schedule, expansion joints have been repaired and no leaks to date, pool vault seeping has been repaired drains cleaned out and will be repainted by JMC, Pool heaters springs and pads have been completed, Pool equipment room expansion joint has been repaired and pool equipment has been moved by JMC. JMC has replaced all of the landscaping in the planters where the expansion joint is, the staff now has the location of the drains that are under the pool deck boards, and there is a diagram as to their location. Aneco electricians have moved all of the junction boxes in the planters on the 3rd floor which could have been creating some of the leaks.

Rich Augustine made a motion to approve the engineer report as presented, Seconded by Shan Shikarpuri, All in favor motion passed unanimously.

Management Report: Waived reading a copy is attached

Old Business:

A discussion regarding hiring of the attorney for the turn over took place and each board member stated their opinions on each attorney; Attorney Sal Scro from Levin Tannenbaum and Attorney Thomas Code from Becker & Poliakoff; The difference in the rates, difference on how each attorney would handle the turnover issues. A motion was made by Rich Augustine to hire Becker & Poliakoff, Attorney Thomas Code, to represent the association for the turnover issues, Seconded by Hilmer Beckers, All in favor, motion passed unanimously.

New Business:

First Floor Parking:

A discussion ensued regarding what the Residents rights are regarding the first floor. Shan Shikarpuri requested that the calculations ratio for parking spaces be calculated and make sure there is adequate parking for the residents.

A discussion regarding parking on the first and second floor guest spaces and vehicles being stored in the guest spaces; Joyce was instructed to monitor this situation. Joyce is to present at the next meeting a permanent parking sticker for all vehicles.

Security:

Bryan Greenberg stated that there are residents who are renting on a weekly basis and this is creating many issues. After a discussion Rich Augustine made a motion that all Fob's and Remote's be deactivated for units that lease. Each time there is a new tenant they will have to come to the Concierge desk and sign them in and out at which time they will be deactivated or reactivated; at the end of their stay the tenant will return the devices to the concierge desk. This will take place for every tenant, Seconded by Bryan Greenberg, All in favor Motion Carried unanimously. Joyce is to set this up and activate as soon as possible.

Joyce was instructed to contact the City of Clearwater regarding the cleaning of the sand dunes. Also ask the City to place trash cans on the beach side of the walkway. Rich Augustine made a motion that the employees of Sandpearl no longer spend time and labor to clean or maintain any portion of the sand dunes, Seconded by Hilmer Beckers, all in favor motion carried unanimously. Joyce is to contact Paul Gibson and see if he can attend the next Board of Directors meeting.

Joyce is requested to find out the cost to hire a security firm for Friday 4:00 pm thru Sunday 5 pm and present at next meeting.

Rules and regulations for parties:

After a lengthy discussion the board requested this issue be tabled until the next board meeting.

Dates of future meeting:: Thursday, May 27 at 5:30 p.m.

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
June 16, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Wednesday, June 16, 2010 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Rich Augustine called the meeting to order at 5:55 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Hilmer Beckers
Absent: Bryan Greenberg

Present from Coral Hospitality was Joyce Gonzalez, General Manager.
Owners present: Mrs. Amy Hak and Mr. Ibrahim

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on June 14, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Hilmer Beckers to approve the minutes of the May 27, 2010 minutes as presented, Seconded by Mike Sobel, All in favor Motion carried unanimously.

President Report:

Rich Augustine reviewed the Property Insurance package. This was put out to bid and was awarded to BB&T insurance. One of the main reasons was because of the QBE program which is the best. Rich Augustine reported that a letter to the manufacturer of the deck material, Tameko, is being sent due to the heat that is emanating from the new pool deck boards. Rich Augustine also discussed the updated appraisal at replacement cost. He explained that management has contacted the company, Valuation Appraisals who had previously completed the appraisal and this has been scheduled.

Management Report: a copy is attached

Joyce Gonzalez presented the concerns of owners/tenants in reference to the new security company, CIS and their tactical attire. After speaking with CIS, the company cannot change the dress code they have. Joyce Gonzalez stated she had contacted another company who would be able to meet the needs of the association.

Engineer Report:

Hilmer reviewed the telephone conversation that he and Joyce Gonzalez had with Attorney Thomas Code, in reference to the 558 letters of notice to the developer. He explained the Attorney will need any additional items that were not in the Engineer report from Karins as soon as possible. Joyce Gonzalez was instructed to have everything prepared and in the attorney's hands by June 25, 2010. Hilmer Beckers stated in his conversation with Attorney Code the attorney reiterated that any e-mails sent from board members and or management regarding the

turn over issues can be used as discovery information should a legal issue occur with the developer.

Old Business:

A discussion ensued regarding the present security company, CIS, and their attire. Shan Shikarpuri is not in agreement with their uniforms, he would like the security company to take off all of the tactical gear. Mike Sobel was in agreement as well. Joyce Gonzalez explained that when CIS were interviewed the dress code was addressed and was assured they would be able to dress with a jacket and tie. Since that interview the owner of the company, CIS, has contacted management and stated they will not be able to comply with this request for insurance purposes. A motion was made by Rich Augustine to terminate the present contract with CIS and hire Max Solon, with the condition that he is dressed accordingly with a suit jacket and tie, seconded by Hilmer Beckers, all in favor, motion passed unanimously.

Shan Shikarpuri reviewed the progress on the Rules and Regulation committee. The committee met on Saturday, June 5 and reviewed the changes for the party Agreement. He stated that unit owner, Mr. Ibrahim had created a very good draft, Shan Shikarpuri wanted to thank Mr. Ibrahim for all of the time that he had put into the draft party agreement. At the next meeting which will be Saturday, June 26 @ 11:00 am, the committee will review and finalize all changes. Shan Shikarpuri will present the final Revised Party Agreement at the next meeting for the Board's approval.

Mike Sobel stated the need for additional staff when these parties take place as well as thru out the week especially on the week-ends. Shan Shikarpuri agreed. Mike Sobel stated there is a need to stagger the janitorial staff so the building is covered until 10 pm or 11 pm. Joyce Gonzalez stated that when this was done in the past there were many complaints from owners stating the cleaning should be completed during the day. After a lengthy discussion regarding how this may affect the appearance of the building, the question was raised if an additional part time janitorial person should be hired to cover these times. Mike Sobel stated that he has offered several times to put a flow chart together, with no further discussion; A motion was made by Mike Sobel to re-schedule a janitorial person to cover Friday nights, Saturday nights and Sunday nights, have this person overlap with the employees leaving for the day, seconded by Shan Shikarpuri, Rich Augustine and Hilmer Beckers opposed. Motion did not pass - Joyce Gonzalez is to contact Brian Greenberg review the motion with him to see how he would like to vote.

New Business:

Turnover report Hilmer Beckers stated that all information will be sent to Attorney Code by Friday, June 25.

Otis Contract was tabled until next board meeting

Dates of future meeting: Joyce Gonzalez was requested to send an e-mail to determine if the meeting on July 22 will take place due to board members traveling. At which time notices will be sent to all residents.

There being no further business, the meeting was adjourned at 7:14 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

UNAPPROVED

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes
August 25, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Wednesday, August 25, 2010 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Rich Augustine called the meeting to order at 5:45 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg
Absent: Hilmer Beckers

Present from Coral Hospitality was Joyce Gonzalez, General Manager.
Owners present: Kent Taylor and Mr. Ibrahim

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on August 23, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Bryan Greenberg to approve the minutes of the June 16, 2010 minutes as presented, Seconded by Mike Sobel, All in favor Motion carried unanimously. A motion was made by Bryan Greenberg to approve the minutes of the Emergency Telephone Conference on July 13, 2010 minutes as presented, Seconded by Mike Sobel, All in favor Motion carried unanimously.

President Report:

Rich Augustine reviewed the meeting he had with Gail Cooper and John Hobach regarding the dunes.

Management Companies Presentation:

The following companies gave a presentation: The Continental Group, Mark Stoops & Sean Galaris, KW Property Management, Robert , Judi Allen, Kelly Vickers, Regan and Progressive Management, Maureen Reardon, Coral Hospitality sent in their proposal for management. The board tabled any decision on the possible change in Management Company until the September meeting.

Engineer/ Building Committee Report:

There is nothing to report at this time. Attorney Scro is handling the turnover issues.

Rules and Regulation Committee:

Shan Shikarpuri nothing to report at this time

Management Report: a copy is attached

Issues that needed Board approval were tabled until September meeting. Issue regarding number of vehicles decals to be issued was discussed. A motion was made by Mike Sobel to limit 2

decals per unit. Any owner who requests more than 2 decals will be required to register their vehicle and will be discussed on a case by case basis, Seconded by Bryan Greenberg, All in favor Motion carried unanimously.

Old Business:

A discussion ensued regarding the proposed amendment change for the leasing of units from the 30 day minimum to a 90 day minimum. Joyce Gonzalez presented a letter from owner, David Mack regarding the weekly rentals that are occurring, (see attached). Mr. Taylor, owner, stated that he follows the rules and if his tenant leaves early no one uses the unit until the lease is finished, he feels that this would be detrimental to him. Mr. Ibrahim, owner, stated that by changing to the 90 day minimum it would drastically reduce the amount of traffic on the property. It would also help in the wear and tear of the property. After a lengthy discussion Rich Augustine stated management is to strictly enforce the rules and regulations. A motion was made by Rich Augustine to have Attorney Tankel prepare an amendment change to state the following: limit the number of non-family guests staying in a absentee owners' unit, the limit will be 4 per year, all guests staying in the unit will have to produce legal documentation as to the relationship to the owner, Seconded by Michael Sobel, all in favor, Motion Carried unanimously. The board felt that this may help with the weekly rentals and unauthorized guests.

Guests Procedure and Policy:

A discussion ensued regarding the policy for unauthorized guest, staying overnight or longer, vehicles that are not registered with the association/concierge. The following Rule and Regulation will become effective immediately.

A motion was made by Bryan Greenberg all Guests, staying overnight or longer are required to register with the concierge upon their arrival this includes the registration of their vehicle, any unauthorized guest who does not register, the Fob and Remote are to be deactivated until such time the guests come to the Concierge Desk, Seconded by Shan Shikarpuri, all in favor motion passed unanimously.

A motion was made by Michael Sobel that any absentee owner who is not on property and has unauthorized guests, the owner will receive a violation letter and the procedure for the maximum fine that is permitted under the Declaration of Covenants, Seconded by Bryan Greenberg, all in favor motion passed unanimously. The concierges have been instructed to stop every person entering on the second floor and make sure that they are registered.

Vehicle registration:

A motion was made by Rich Augustine all vehicles are required to display the Sandpearl Decal or temporary parking pass; any vehicle that does not comply is to receive 1 warning notice, if the vehicle still does not comply the vehicle is to be given a Warning Notice 24 hours before the vehicle will be towed, Seconded by Bryan Greenberg, all in favor motion carried unanimously.

Hearing Committee:

The Hearing Committee will be composed of the following owners: Mr. Joseph Plevel, Mr. Ibrahim Ibrahim. This committee will meet on an as need be basis.

New Business:

Management Contract was tabled until the September meeting.

A discussion regarding the purchasing of additional grocery carts at an approximate cost of \$1,200.00 A motion was made to purchase carts by Shan Shikarpuri, seconded by Rich Augustine, all in favor Motion carried unanimously.

After a lengthy discussion regarding the placement of a Doggie Station on Baymont St. it was decided there will not be a doggie station placed in that area.

Verizon Contract was tabled until next meeting

Term of Board members – management is to gather details and present at the next meeting.

Dates of future meeting:

Budget Workshop will be held the week October 19, 2010 this meeting will take approximately 3 hours. Budget Notice Meeting will be October 28, 2010, the Budget Approval Meeting will be December 2, 2010. Annual Meeting will be January 26, 2011. The next regular Board of Directors and Finance Meeting will be September 29, 2010.

There being no further business, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes September 29, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Wednesday, September 29, 2010 in the Board Room, 11 Baymont Street, Clearwater, FL.

Rich Augustine called the meeting to order at 5:45 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg
Absent: Hilmer Beckers

Present from Coral Hospitality was Joyce Gonzalez, General Manager.
Owners present: Mr. Ibrahim

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on September 24, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Bryan Greenberg to approve the minutes of the August 25, 2010 minutes as presented, Seconded by Mike Sobel, All in favor Motion carried unanimously.

President Report:

Rich Augustine reviewed the meeting and discussions he had with KW Management. They have agreed to the following: a reduction in their fees from 35% to 28%, a reduction in their monthly management fee from \$1,600.00 to \$1,500.00 per month. The board will determine which P & L line items which KW Management stated they can reduce the costs, at which time if KW does in fact reduce these line items they will receive a 1/3 of the reduction as a bonus. KW will begin on December 1, 2010.

Engineer/ Building Committee Report:

Rich Augustine reported that Marcon Forensics has submitted a proposal to do destructive testing for the defects which were found by Karins Engineering. Karins Engineering also submitted a proposal on how they would determine the cause and how the repairs would be completed. A meeting with Marcon has been set up to discuss this proposal in detail. Attorney Scro will be present at no charge to the association. All board members are invited to attend this meeting.

Rules and Regulation Committee:

Shan Shikarpuri nothing to report at this time

Management Report: a copy is attached

Old Business:

Joyce Gonzalez is to move forward and send out the proposed amendment change.

Terms of the board was tabled until next meeting.

Verizon contract – Joyce Gonzalez is working with Brighthouse to have a proposal put together.

Management contract:

A motion was made by Rich Augustine to accept the KW Management Contract with the changes, Seconded by Bryan Greenberg, All in favor motion carried unanimously

Hearing Committee:

At this time nothing to report

New Business:

A discussion ensued regarding attorney fees for turnover. It was determined that after the proposed 2011 budget is completed this will be discussed at a future date.

Dates of future meeting:

Next board meeting will be October 26, 2010. The Budget workshop will be on October 19th. No meetings are scheduled in November. December 2, 2010 will be the meeting to approve the proposed 2011 budget.

There being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM

Managing Agent for

The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

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The Residences at Sandpearl Resort Owner's Association, Inc.

Board of Directors Meeting Minutes

October 26, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, October 26, 2010 in the Board Room, 11 Baymont Street, Clearwater, FL.

Rich Augustine called the meeting to order at 7:00 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg
Absent: Hilmer Beckers

Present from Coral Hospitality was Joyce Gonzalez, General Manager.

Owners present: Mr. Ibrahim

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on October 23, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Bryan Greenberg to approve the minutes of the September 29, 2010 minutes as presented, Seconded by Mike Sobel, All in favor Motion carried unanimously.

President Report:

Rich Augustine reviewed the turnover expenses.

Engineer/ Building Committee Report:

Rich Augustine reported that a meeting with Marcon took place to discuss the proposal in detail for the destructive testing for the defects and the cause and how the repairs need to be completed. Attorney Scro was present at no charge to the association.

Rules and Regulation Committee:

Shan Shikarpuri nothing to report at this time

Management Report:

a copy is attached

Joyce Gonzalez explained the incident that occurred with the City of Clearwater regarding the backhoe and moving of sand by the dunes. The City came to the property and stopped the contractor. Michael Sobel spoke with Mayor Hiber and Tom Quiba worked with JMC regarding this issue and it was determine that the association will need to get a permit. Joyce Gonzalez is to contact the following people regarding this matter: Chamber of Commerce, Brian Murphy, and Landscape Architect for City of Clearwater, Bill Horn, and City Manager. If necessary contact Tallahassee for more information.

Old Business:

Hearing Committee:

At this time nothing to report

New Business:

Michael Sobel made a motion to accept the Proposed 2011 Budget as presented, Seconded by Bryan Greenberg, all in favor, motion carried unanimously.

A discussion regarding a special assessment in the amount of \$150,000 for the turnover costs which would include attorney fees, destructive testing, repairs it was decided a special assessment meeting will be held on December 2, 2010 @ 4:00 p.m. Joyce Gonzalez stated that for a Special Assessment a notice will need to be posted and sent to all owners 14 days in advance.

A discussion ensued regarding the Jacuzzi//Spa age limit which are set in the Rules and Regulations; this rule states children under the age of 12 are not permitted to use the Jacuzzi/Spa. A motion was made by Bryan Greenberg that no changes be made to this rule, Seconded by Shan Shikarpuri, all in favor motion carried unanimously.

Dates of future meeting:

Next board meeting will be December 2, 2010 to approve the proposed 2011 budget.

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Board of Directors Meeting Minutes

December 2, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, December 2, 2010 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Rich Augustine called the meeting to order at 6:05 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg
Absent: Hilmer Beckers

Present was Joyce Gonzalez, General Manager
Present from KW Property management Robert White, Trycia Arencibia, Judi Allen
Owners present: Mr. Ibrahim, Mr. Brendel, Mrs. Laufer, Dr. Sanon

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on November 30, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Bryan Greenberg to approve the minutes of the October 26, 2010 minutes as presented, Seconded by Mike Sobel, All in favor Motion carried unanimously.

President Report:

Rich Augustine discussed the change in the Proposed 2011 Budget that is necessary due to the deficits.

Robert White, Trycia Arencibia, Judi Allen explained their procedures and discussed the yearend auditor so far they have not been able to find anyone to do this for under \$7,000 – 8,000,. Rich Augustine instructed KW to contact Michael Munro and get an engagement letter.

Engineer/ Building Committee Report:

Rich Augustine reported that the board has not heard anything back from JMC regarding the Turnover Issues. The proposal from Marcon Forensics has been received and the proposal was estimated at \$58,500 for the testing only and the attorney fees would be approximately \$50,000. After a lengthy discussion it was agreed that nothing would be done pending JMC's responses to the Engineer Report at which time this will be revisited. This item was tabled.

Management Report:

A copy is attached

Old Business:

Otis Elevator Contract:

A motion was made by Rich Augustine to accept the contract as presented beginning October 1, 2010 with a 12% discount with an annual cap of 5%, seconded by Shan Shikarpuri, all in favor Motion passed unanimously.

New Business:

After a lengthy discussion regarding the 2011 Proposed Budget the following was voted on:

A motion was made by Rich Augustine to adjust the Proposed 2011 budget to incorporate the prior year retained deficit of approximately \$15,000.00 and the turnover deficit of \$69,755..00, for a total of \$85,000.00 be added to the 2011 Budget, seconded by Bryan Greenberg, All in favor motion passed unanimously. Joyce Gonzalez is to draft a cover letter and resend the Approved 2011 budget with the additional expenses to all unit owners.

The 2011 flood proposals were reviewed: BB&T submitted, Assurance Insurance Agency submitted. The others that were requested declined at the last minute. Assurance has been instructed to get the premium lower for the upcoming year.

Dates of future meeting:

Next board meeting will be January 27, 2011 Annual Meeting

There being no further business, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

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The Residences at Sandpearl Resort Owner's Association, Inc.

Emergency Telephone Conference

Meeting Minutes

July 13, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. telephone conference call took place on Tuesday, July 13, 2010.

Rich Augustine called the meeting to order at 10:00 a.m.

Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg

Absent: Hilmer Beckers

Items for this telephone conference call:

Attorney change for turnover

Amendment to Rules and Regulations and amendment changes

Party Agreement

Meeting with Gail Cooper and John Hobach - JMC

Rich Augustine began by reviewing the issue of Attorney Code/Becker and Poliakoff and his inability to represent the association in reference to Sherwin Williams and the Easement issues which he wanted to give to someone else in his firm. Rich Augustine stated he spoke with Salvatore Scro who is now partner with Tannenbaum and Attorney Scro is able to represent the association in their matters for turnover and sending out the 558 letters by the deadline. The board will look at the engagement letters that Attorney Scro has sent and will proceed with a signature. Hilmer Beckers had sent an e-mail stating the following " that if there ever was a conflict of interest that was not disclosed during the interview process, we should question any payments to Becker & Poliakoff for so-called services provided, invoking mis-representation." Mr. Beckers is in agreement of changing attorneys. A motion was made by Rich Augustine to change Attorney representation from Attorney Thomas Code with the firm of Becker & Poliakoff to Attorney Salvatore Scro with the firm of Tannenbaum & Scro, seconded by Bryan Greenberg, All in favor motion passed.

Next item was the Amendment to the Rules and Regulations. Attorney Tankel had sent his reply on the different items that may need to be changed in your Declaration. Joyce Gonzalez requested permission to move forward with this and have Attorney Tankel prepare the items that are necessary. A motion was made by Rich Augustine to move forward and have the proposed changes be ready for the next board meeting, Seconded by Bryan Greenberg, all in favor motion passed unanimously.

Next item was the proposed changes in the party Agreement. Rich Augustine stated that the party needs to be defined as a social gathering with food and drink being served. Suggested that a letter be sent to all residents stating the use of the community room and attached rooms. Rich Augustine also stated that have a rule to reserve the use of the TV and the community room. After a lengthy discussion on what constitutes a party the following were suggested for the use of the community room. Any gathering of 6 or more people constitutes a party which also has food and beverage. If anyone is going to use the community room they must register with the concierge. Informal Registration would be different than Formal Reservation. Informal Registration will mean first come first serve basis and there are no exclusivity others would be able to use the other rooms. Anyone bringing food and beverage will need to register. They will be responsible for all clean up. Formal Reservation will be the exclusive use of the community room, library, great room, and kitchen. This will be that no one else will be able to use this room. The party agreement will have to be signed; the date reserved, a deposit check will be required. This is a rough draft of how best define the use of the community room for everyone.

Rich Augustine discussed the meeting that he had with Gail Cooper and John Hobach. This meeting was in reference to the Sand Dunes. JMC is willing to move 2-3 dunes or possible have them removed, at their expense. Gail Cooper/John Hobach stated that if the residents want all of the dunes removed then JMC is out and they are not willing to continue with this project. Rich Augustine is to get back to JMC regarding this issue.

At the meeting with JMC, John Hobach discussed the parking issue with the resort parking the vehicles in the aisles and behind the guest parking spaces. John Hobach agreed that the resort will never be permitted to park behind the guest spaces. Mr. Hobach stated that the resort has been notified of this and has communicated this directly with Stuart Arp, G.M.

Real estate taxes: Gail Cooper stated that there is a new plat survey of the building just completed and that there is no tax bill for the specific building. Mr. Hobach stated that the land is divided into parcels; retail stores are on a separate deed. Mr. Hobach also stated that the boardwalk is not owned by the association but would like to deed this area to the association. The board is to advise JMC of their decision regarding this. There would have to be a title change to the easement. The board's concerns is that if something is going on or if there are any changes to the easement the association needs to be notified regarding the easement.

With there being no further business the meeting was adjourned at 12:32 pm

Respectfully submitted,

Joyce Gonzalez/G.M.

APPROVED

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The Residences at Sandpearl Resort Owner's Association, Inc.

Finance Meeting Minutes

June 16, 2010

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Wednesday, June 16, 2010 in the Board Room, 11 Baymont Street, Clearwater.

Rich Augustine called the meeting to order at 5:05 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Hilmer Beckers
Absent: Bryan Greenberg

Present from Coral Hospitality was Joyce Gonzalez, General Manager; from Coral Hospitality was Kevin O'Neill, on telephone.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on June 14, 2010. Notices were emailed to homeowners who have provided email addresses to the Association.

Shan Shikarpuri made a motion to accept the minutes of the May 27, 2010 as presented, Seconded by Hilmer Beckers, All in favor, motion carried unanimously.

Discussion ensued regarding the 2009 True Up figures for the Resort and Retail. Rich Augustine stated there are additional items to be invoiced. Joyce Gonzalez was instructed to review again and make necessary changes and re-submit to Coral hospitality. Kevin was instructed to invoice Resort and Retail every 3 months on additional items that are not in the budget. Joyce Gonzalez is to contact Auditor regarding the yearend footnotes and send to Board immediately.

Joyce Gonzalez is to contact the title company regarding 2 units that closed in May; Coral Hospitality is showing a balance for these 2 accounts.

Financial report:

Rich Augustine questioned why several invoices are being paid late. Discussion ensued regarding how Coral Hospitality pays invoices. Kevin O'Neill explained that invoices are scanned from Joyce's office and sent to accounts payable account rep. Kevin explained why some invoices are receiving late fees. Mike Sobel stated that Coral Hospitality is to pay late fees; as treasurer it is his obligation to ensure that the association's bills are paid in a timely fashion.

A discussion regarding Ever Bank and Superior Bank.; Shan Shikarpuri stated that Superior bank deals with over 1100 associations and can run a lock box and has saved associations monies on account fees, etc. Shan will ask the bank to attend the next board meeting and give a presentation. Kevin O'Neill is to get the contact information for Superior Bank. Kevin stated that Ever Bank is an internet bank and possible would be able to do ACH free if they are given one of the bank accounts.

A motion was made by Shan Shikarpuri to take the necessary monies out of the reserve line item C02 Detectors to pay for the replacement of the C02 detectors; Seconded by Hilmer Beckers, All in favor, motion carried unanimously.

A motion was made by Hilmer Beckers to pay for the replacement camera out of the Security Reserve Account, in the amount of \$3,162.00, Seconded by Shan Shikarpuri, all in favor Motion passed unanimously.

Date of next meeting: TBD due to Board members traveling

There being no further business meeting was adjourned at 5:50 pm

Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

2012 Budget Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, **Wednesday, December 8, 2011** in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 8:00 a.m.

Present were: Mike Sobel Bryan Greenberg Roshan Shikarpuri Ibrahim Ibrahim

Absent:

Present was Joyce Gonzalez, General Manager

Present from The Continental Group (TCG):

Owners present:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on October 21, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: J. Gonzalez did not forward to board members, minutes from September meeting will be approved at the November 29, 2011 meeting.

Attorney Conrad Lazo spoke about the unit by unit inspections that have begun. So far the inspection is going well. JMC is following the procedure that has been set up. He explained that he was present to mainly observe. He stated that Karins Engineering is present and will be for the entire procedure. Also present was Mark Williams, an expert on water intrusion and outside building envelope issues. Mark Williams will not be present every day. He came to gather information and will be returning at a later date. Attorney Lazo reviewed the process for the turnover once again and stated that he will be forwarding additional information to the board regarding the engineer work that should be completed. He reviewed the mediation process and what is involved with. Attorney Lazo reviewed what Mark Williams will be looking into and explained that it is premature to think everything is ok but will keep the board informed. He requested a meeting be set up with the board to review the findings once the unit inspections have been completed. He will work with J. Gonzalez to set this up.

Financial report: Presented by Michael Sobel Treasurer

M. Sobel reviewed the September financial statement. This was the final financial statement from KW Property Management. Discussed the delinquency and the finances are doing ok. There are 2 units who are seriously delinquent, have placed liens on both units. One unit the bank is taking position very soon and management is to contact the bank and make arrangements for them to pay the monthly maintenance.

Presentation of the Proposed 2012 Budget: M. Sobel reviewed the 2012 proposed budget. After a lengthy discussion the 2012 Proposed Budget could not be approved due to an error in the formulas. The format will be changed when presented at next meeting. I. Ibrahim requested that he receive the proposed 2012

budget 2 days in advance of the meeting. J. Gonzalez has the necessary format changes. The next meeting will be on November 8, 2011, S. Shikarpuri stated that he will have to be on a conference call.

M. Sobel discussed the changes that were requested for the Line of Credit. After a discussion I. Ibrahim made a motion to move forward and send to the membership for approval of the line of credit to be used for emergency, Seconded by M. Sobel, All in favor, Motion passed unanimously.

President Report: Presented by Hilmer Beckers

Hilmer Beckers reported the transition with The Continental Group (TCG) has been a very positive experience. SOI the new payroll company is going well.

Engineer Report: Presented by Bryan Greenberg

B. Greenberg stated the unit by unit inspections are going on. So far everything is going well but it is a slow process. He also stated the sprinkler pipes on the 2nd floor are in the process of being painted by JMC and Karins will be inspecting to verify.

I. Ibrahim reported on the Dunes. Turtle Season will be over on October 31, 2011 at which time we will contact the city to get their approval to move the sand around to fill in the hole and grade the area as much as permitted. I. Ibrahim requested a meeting with Gail Cooper and John Hobach to find out the status on the dunes and what they are going to be doing. He stated that JMC has not sent the association authority to work around the dunes. H. Beckers stated this process with the moving of the dunes has a lot of administrative work along with the proper permitting which he had told JMC that they could move forward with the last drawing presented. J. Gonzalez is to set meeting with JMC – Gail Cooper and John Hobach, Hilmer Beckers and Ibrahim Ibrahim.

Compliance Committee: Presented by Ibrahim Ibrahim

Ibrahim Ibrahim resigned as chair person; according to the documents a member of the board cannot chair this committee. Dr. Kesaria would like to chair this committee. B. Greenberg made a motion to appoint Dr. Ashwin Kesaria as Chair person of the Compliance Committee, Seconded by H. Beckers, All in favor, Motion passed unanimously.

Alteration Requests:

None

Management Report:

A request came from owner to purchase and install a diffibulator. After a lengthy discussion it was determined to verify if any liability to the association, set up procedure, place notices in exercise room, pool area of the location of this and verify costs and then put this in the 2012 budget.

J. Gonzalez was asked to verify the bikes that are being kept by the restaurant in the garage area, and verify the cart that the trash is being transported on. Move the bikes to the South side of the garage along with the Valet sign. I. Ibrahim discussed his concerns about the boxes being left outside the backdoor of the restaurant, the deliveries that are being left, which can attract insects, etc and would like to know what is being done regarding this. After a discussion, I. Ibrahim made a motion to get a written legal opinion from Attorney Tierso on the following items: if the restaurant, any retail stores, or the resort violate any rules what recourse does the association have: What rights do the association have as far as the First Floor Easement, can the association request when The Sandpearl LLC leases any of the store fronts can they be mandated to get association approval prior to the lease is approved, Seconded by Shan Shikarpuri, All in favor, Motion passed unanimously.

Old Business:

Lawn Maintenance Contract bids from 3 companies has been presented and after reviewing each, H. Beckers made a motion to accept Valley Crest, Seconded by B. Greenberg, All in favor, Motion passed unanimously. They will begin on December 1, 2011. This contract will have a \$750.00 per month reduction.

Electric Car wiring:

J. Gonzalez is working on this and had a 4 hr. meeting with a company that works with the car manufacturers. This charging station would be placed on the second floor. She will try and have a price for the next meeting.

Pool/Spa Heater Well Update:

There has been a problem with the placement of the new well. The area where the well must be placed belongs to the city and the association needs a right of way. The city has given this and the well will be completed within a week or so.

Owner's comments:

Mr. Al Brendel spoke about a similar situation that he had and suggested the association look into possible purchasing this property and then lease it back to The Sandpearl LLC.

Dates of future meeting:

Proposed Budget Meeting will be Tuesday, November 8, 2011, at 3:00 p.m. this will be for the approval of the Proposed 2012 budget to be mailed to all owners. Next regular Board of Directors meeting will be held on Tuesday, November 29, 2011 at 5:00 p.m.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by S. Shikarpuri, All in favor to meeting adjourned at 5:15p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, October 25, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Mike Sobel Bryan Greenberg Roshan Shikarpuri Ibrahim Ibrahim
Absent:

Present was Joyce Gonzalez, General Manager
Present from The Continental Group (TCG) - Maureen Connelly
Present: Attorney Conrad Lazo
Owners present: Mr. and Mrs. William Selvidge, Mr. Al Brendel, and Dr. Kesaria
Present from The Lobster Pot: Mark Frankum

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on October 21, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: J. Gonzalez did not forward to board members, minutes from September meeting will be approved at the November 29, 2011 meeting.

Attorney Conrad Lazo spoke about the unit by unit inspections that have begun. So far the inspection is going well. JMC is following the procedure that has been set up. He explained that he was present to mainly observe. He stated that Karins Engineering is present and will be for the entire procedure. Also present was Mark Williams, an expert on water intrusion and outside building envelope issues. Mark Williams will not be present every day. He came to gather information and will be returning at a later date. Attorney Lazo reviewed the process for the turnover once again and stated that he will be forwarding additional information to the board regarding the engineer work that should be completed. He reviewed the mediation process and what is involved with. Attorney Lazo reviewed what Mark Williams will be looking into and explained that it is premature to think everything is ok but will keep the board informed. He requested a meeting be set up with the board to review the findings once the unit inspections have been completed. He will work with J. Gonzalez to set this up.

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M. Sobel reviewed the September financial statement. This was the final financial statement from KW Property Management. Discussed the delinquency and the finances are doing ok. There are 2 units who are seriously delinquent, have placed liens on both units. One unit the bank is taking position very soon and management is to contact the bank and make arrangements for them to pay the monthly maintenance.

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budget 2 days in advance of the meeting. J. Gonzalez has the necessary format changes. The next meeting will be on November 8, 2011, S. Shikarpuri stated that he will have to be on a conference call.

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President Report: Presented by Hilmer Beckers

Hilmer Beckers reported the transition with The Continental Group (TCG) has been a very positive experience. SOI the new payroll company is going well.

Engineer/ Building Committee Report: Presented by Bryan Greenberg

B. Greenberg stated the unit by unit inspections are going on. So far everything is going well but it is a slow process. He also stated the sprinkler pipes on the 2nd floor are in the process of being painted by JMC and Karins will be inspecting to verify.

I. Ibrahim reported on the Dunes. Turtle Season will be over on October 31, 2011 at which time we will contact the city to get their approval to move the sand around to fill in the hole and grade the area as much as permitted. I. Ibrahim requested a meeting with Gail Cooper and John Hobach to find out the status on the dunes and what they are going to be doing. He stated that JMC has not sent the association authority to work around the dunes. H. Beckers stated this process with the moving of the dunes has a lot of administrative work along with the proper permitting which he had told JMC that they could move forward with the last drawing presented. J. Gonzalez is to set meeting with JMC – Gail Cooper and John Hobach, Hilmer Beckers and Ibrahim Ibrahim.

Compliance Committee: Presented by Ibrahim Ibrahim

Ibrahim Ibrahim resigned as chair person; according to the documents a member of the board cannot chair this committee. Dr. Kesaria would like to chair this committee. B. Greenberg made a motion to appoint Dr. Ashwin Kesaria as Chair person of the Compliance Committee, Seconded by H. Beckers, All in favor, Motion passed unanimously.

Alteration Requests:

None

Management Report:

A request came from owner to purchase and install a diffibulator. After a lengthy discussion it was determined to verify if any liability to the association, set up procedure, place notices in exercise room, pool area of the location of this and verify costs and then put this in the 2012 budget.

J. Gonzalez was asked to verify the bikes that are being kept by the restaurant in the garage area, and verify the cart that the trash is being transported on. Move the bikes to the South side of the garage along with the Valet sign. I. Ibrahim discussed his concerns about the boxes being left outside the backdoor of the restaurant, the deliveries that are being left, which can attract insects, etc and would like to know what is being done regarding this. After a discussion, I. Ibrahim made a motion to get a written legal opinion from Attorney Tierso on the following items: if the restaurant, any retail stores, or the resort violate any rules what recourse does the association have: What rights do the association have as far as the First Floor Easement, can the association request when The Sandpearl LLC leases any of the store fronts can they be mandated to get association approval prior to the lease is approved, Seconded by Shan Shikarpuri, All in favor, Motion passed unanimously.

Old Business:

Lawn Maintenance Contract bids from 3 companies has been presented and after reviewing each, H. Beckers made a motion to accept Valley Crest, Seconded by B. Greenberg, All in favor, Motion passed unanimously. They will begin on December 1, 2011. This contract will have a \$750.00 per month reduction.

Electric Car wiring:

J. Gonzalez is working on this and had a 4 hr. meeting with a company that works with the car manufacturers. This charging station would be placed on the second floor. She will try and have a price for the next meeting.

Pool/Spa Heater Well Update:

There has been a problem with the placement of the new well. The area where the well must be placed belongs to the city and the association needs a right of way. The city has given this and the well will be completed within a week or so.

Owner's comments:

Mr. Al Brendel spoke about a similar situation that he had and suggested the association look into possible purchasing this property and then lease it back to The Sandpearl LLC.

Dates of future meeting:

Proposed Budget Meeting will be Tuesday, November 8, 2011, at 3:00 p.m. this will be for the approval of the Proposed 2012 budget to be mailed to all owners. Next regular Board of Directors meeting will be held on Tuesday, November 29, 2011 at 5:00 p.m.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by S. Shikarpuri, All in favor to meeting adjourned at 5:15p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, November 29, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 5:00 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim
Roshan Shikarpuri on telephone

Present was Joyce Gonzalez, General Manager

Owners present: Mr. Al Brendel, Mrs. Laufer, Mrs. Sketch, Mr. Selvidge

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on November 25, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes:

A motion was made by Hilmer Beckers to approve the minutes of the September 21, 2011 minutes as presented, Seconded by Mike Sobel, All in favor, Motion carried unanimously.

A motion was made by Hilmer Beckers to approve the minutes of the October 25, 2011 minutes as presented, Seconded by Mike Sobel, All in favor, Motion carried unanimously.

A motion was made by Hilmer Beckers to approve the minutes of the November 8, 2011 minutes as presented, Seconded by Mike Sobel, All in favor, Motion carried unanimously.

Financial report: Presented by Michael Sobel, Treasurer

M. Sobel reviewed the October 21, financial statement. Reviewed the delinquency and stated there are 2 units that are at the attorney.

A discussion ensued regarding the investment options along with the reserve accounts. Mike Sobel requested management to determine why the reserves were not transferred in October.

Management is instructed to have the Reserve Study scheduled for January to determine if the reserves are being over or under funded.

A motion was made by Mike Sobel to move the cd that is coming due to The Bank of Tampa, Seconded by, Hilmer Beckers, All in favor, Motion carried unanimously. Management is to contact The Continental Group and instruct them to do so.

A motion was made by to accept the October Financial Statement with the following question referring to the October reserve transfer, Seconded by Hilmer Beckers, All in favor, Motion carried unanimously.

President Report: Presented by Hilmer Beckers

H. Beckers explained the process for the Special Meeting regarding the membership vote for a Credit Line of \$200k. There is a 2 week advance notice requirement. A motion to set the date for the Special Meeting

for January 10, 2012 @ 4:00 p.m., Seconded by Bryan Greenberg, All in favor, Motion carried unanimously. Management is instructed to send this notice out.

H. Beckers discussed the Annual Meeting date which will be on January 26, 2012 @ 5:00 p.m.

A meeting with Bryan Greenberg and Hilmer Beckers has been scheduled to review the upcoming flood insurance proposals. H. Beckers stated he would pass the information onto the other board members for their review.

Reviewed the request to install a battery charging station, J. Gonzalez will continue researching to gather information on the costs. There have been charging stations installed by the City of Clearwater, St. Petersburg and Tampa.

H. Beckers reviewed the status with Attorney Lazo with regards to the Turnover with the developer.

Engineer Update: Presented by Bryan Greenberg

Reviewed the how the unit inspections are going. He stated this will give the association and the engineers the information they need. Reviewed the board is waiting for the proposal from Mark Williams who will be focusing on specific items that were found in the original engineer report.

A discussion regarding how the board proceeds with mediation, length of time and costs that maybe incurred.

M. Sobel explained by doing these procedures this will give the attorney and the association the information that is needed and will assist to know how to proceed.

Ibrahim Ibrahim wants to continue moving forward with the leveling of the sand. Stated there are more dunes. We are presently waiting for JMC to send in the paperwork.

Management Report: Present by Joyce Gonzalez
(see attached)

Old Business:

Management is working with several companies regarding the electric car wiring and charging station. At this time the cost is high, but will continue and has another company they will be meeting with.

J. Gonzalez was instructed to send the letter that was prepared by the board regarding the Holiday Employee Fund.

A discussion ensued regarding the issues with the Lobster Pot regarding the dumpster, odor from the dumpster, bicycles, and valet signs. Management is to continue directing issues back to The Lobster Pot and follow up they are handling them.

H. Beckers stated to maintain good relationship with the restaurant due to the way the first floor was set up by The Sandpearl LLC.

B. Greenberg verified that Attorney Tierso is working on the parking spaces that were assigned to the first floor and the re-certification of the association, as it is certified as a Hotel/Resort. J. Gonzalez will follow up.

I. Ibrahim suggested the association buy the parking spaces on the first floor and lease the spaces back to the resort.

J. Gonzalez reviewed the information received about the noise from The Brown Boxer. The residents are to contact the city at which time the police will go to The Brown Boxer and advise them if the noise continues they will be given a ticket. An owner of the Sandpearl spoke to the Chief of Police and the Mayor who have instructed the police on how to handle this situation. The number is available at the concierge desk.

Owner's comments:

Al Brendel: stated there is a phone application to measure the noise level. Discussed electric car there are several classes, also you can set this up top charge back the owner or owners who will be using. H. Beckers stated once the information has been received the board will investigate the options. A. Brendel requested something be done about residents/tenants leaving the grocery carts in the elevators. Management is to post notices in all elevators. M. Sobel suggested tracking devises be placed on all grocery carts. A. Brendel suggested the association set up a Pay Pal or a credit card to take advantage of on line purchases. Explained the board would be able to track all purchases and would not cost the association any monies.

Mrs. Sketch requested having a party several days after the Christmas holiday; management will meet with her to schedule and review the policy and procedures.

Residents present thanked the board for their time.

Dates of future meetings:

Budget Approval Meeting will be held December 8, 2011 @ 8:00 a.m.

Special Meeting – vote of membership will be held on January 10, 2012 @ 4:00 p.m.

Annual Meeting will be held on January 26, 2012 at 5:00 p.m.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 6:50 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM

Managing Agent for

The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, November 8, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim

Roshan Shikarpuri on telephone

Absent:

Present was Joyce Gonzalez, General Manager

Owners present: Mr. Al Brendel

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on November 5, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Minutes waived

Financial report: Presented by Michael Sobel Treasurer
none

Present the Proposed 2012 Budget: M. Sobel

M. Sobel reviewed the 2012 proposed budget. M. Sobel explained the onsite manager's salary was correct, and that she was not being overpaid. KW Property Management had added insurance, other benefits into her salary. M. Sobel requested several format changes for the Proposed 2012 budget be made, after a discussion all board members agreed.

A discussion ensued regarding the Engineer and Turnover Attorney fees which were included in the Proposed 2012. M. Sobel stated included in the Proposed 2012 Budget was a Reserve Study which will be conducted by an outside firm to review all of the reserve line items and make sure they are not being overfunded or underfunded. M. Sobel stated there will not be an increase in the 2012 budget.

J. Gonzalez is to verify all figures with The Continental Group.

Hilmer Beckers made a motion to accept and mail the Proposed 2012 budget to the membership, Seconded by Michael Sobel, All in favor, Motion carried unanimously.

H. Beckers stated the budget will be adopted on December 8, 2011 at 8:15 a.m.

I. Ibrahim discussed the Holiday Letter that he would like the board to consider be sent to all unit owners. S. Shikarpuri stated that a separate bank account, Holiday Gift Account, would need to be set up; checks should be made payable to the Secretary and mailed to the Secretary. After the funds are distributed the bank account would be closed. The Board of Directors would decide how the funds will be divided amongst the employees.

After a lengthy discussion I. Ibrahim made a motion to send the holiday letter on behalf of the Board of Directors to the membership, Seconded B. Greenberg, 4 votes for I. Ibrahim, B. Greenberg, H. Beckers, S. Shikarpuri, 1 abstaining, M. Sobel.

H. Beckers discussed the preparation and mailing of the letter regarding the Line of Credit and stated this will be set up for a January meeting.

Owner's comments:

Dates of future meeting:

Next regular Board of Directors meeting will be held on November 29, 2011 at 5:00 p.m.
Annual Meeting will be held on January 26, 2012 at 5:00 p.m.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 4:45p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

2012 Budget Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, **Wednesday, December 8, 2011** in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 8:15 a.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim

Absent: Roshan Shikarpuri

Present was Joyce Gonzalez, General Manager
Present from The Continental Group (TCG): none
Owners present: none

Proof of notice of meeting: J. Gonzalez confirmed that notices was mailed on November 18, 2011 to all residents of record and notices were posted in Phase I and Phase II, on November 25, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: All previous minutes had been approved at the November 29, 2011 meeting

Financial report: Presented by Michael Sobel Treasurer

Presentation of the Proposed 2012 Budget: M. Sobel reviewed the 2012 proposed budget. Hilmer Beckers made a motion to adopt the 2012 Budget as presented, Seconded by Ibrahim Ibrahim, All in favor, Motion carried unanimously.

Old Business:

Electric Car Charger:

J. Gonzalez is continuing to work on this with different vendors. Issue has been tabled.

Employee Holiday Fund: Presented by Bryan Greenberg

B. Greenberg stated a bank account with Bank of Tampa has been opened and stated 7 checks have been received. And will be deposited. After a discussion as to when to release the funds to the employees December 31, 2011 was decided upon.

Insurance Meeting: Presented by Bryan Greenberg

B. Greenberg stated there were 4 insurance companies presenting for the Flood Insurance. Willis Group Insurance, Brouhard Insurance, BB&T Insurance and Assurance Insurance. Brouhard Insurance is working towards getting a Flood Policy with the NFIP and the cost is near \$600,000.00. This is thru American Bankers. Willis Group is a good group, they were well prepared. They requested the association give them the agent of record so they would be able to quote all of the insurance; Willis was not able to get a quote without being the agent of record. BB&T presented an overview of the property on Google and explained why the elevation is set in the V Zone. BB&T presented a quote from Lloyds at \$148,000.00. Assurance did not have a quote prepared for this presentation.

J. Gonzalez stated that no dollar amount was told to any of the presenting insurance companies. B. Greenberg stated giving the agent of record to anyone would not be the correct protocol. Mike Sobel requested an email be sent to all prospective companies and request a final quote to be returned by Tuesday at 12:00 p.m.: Any company that does not reply by Tuesday at 12:00 p.m. will be eliminated. J. Gonzalez is to forward all final proposals to B. Greenberg and H. Beckers.

Owner's comments:

Dates of future meeting:

Next meeting will be the Special Meeting for the vote of the membership on January 10, 2012 at 4:00 p.m.. Annual Meeting will be on January 26, 2012 at 5:00 p.m.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by Bryan Greenberg, All in favor, meeting adjourned at 9:00 a.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

Approved January 26, 2012

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting with JMC Developer

February 1, 2011

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, February 1, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Rich Augustine called the meeting to order at 1:00 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg
Hilmer Beckers

Present was Joyce Gonzalez, General Manager

Present from KW Property Management Judi Allen and Robert White
Present from Macron Forensics was: Bob Mellina

Present from JMC: Gail Cooper, John Hobach, Dave Richards

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on January 28, 2011.

John Hobach began with passing out the JMC Settlement Agreement Book. He explained that JMC took the Engineer Report that was prepared by Karins Engineering for The Sandpearl Residences and had their General Contractor review each item. In this book JMC gives their response.

First job is to make sure that nothing was missed.

He began with the Settlement Agreement and stated that this is the standard agreement that JMC has used for all of their properties. This settlement has been reviewed by many attorneys and is used by many attorneys. There are 4 exhibits: A – Settlement agreement, Exhibit B & C are releases for developer and one for association Exhibit D is the final release. Association can have attorney write a different one if they do not like this agreement.

When everyone agrees that all the work is listed and the repairs have been agreed upon the you sign exhibit B & C are signed.

Once items are completed and as they are completed JMC will walk with whoever is designated And then signed off.

JMC has a consultant along with assoc

John Hobach stated that if there are items that need to be added that can be done. Once all items and everyone agree that the repair is correct then the repairs will move forward.

Richard Augustine stated that

As things are completed JMC will walk thru and then all parties sign off, whoever is designated, whether that be the Chair of the Committee, manager or whoever.

Mr. Hobach then began going over each item

Robert White asked if the City was notified of the mistake in the plans and did the city approve this error? This is referring to the coastal construction line and the variance that was not shown

John Hobach did ask the board to make sure that your attorney is sending things to – JMC would ask that all documents be sent directly to JMC and not to the contractors.

Dunes: John Hobach stated that JMC did not move forward with the proposed plan until the board is in 100% agreement of the plan, as this is an expensive thing to have these plans modified by the state and receive their approval.

Boardwalk – The Sandpearl Residence have an easement over the dirt; John Hobach and Gail Cooper stated that it would take a membership vote of two thirds of the membership to agree to make this change. Gail Cooper stated that she can draft an amendment change to possible send to the owners.

Items that need to be added are the following:

Condensation or dripping on the Second Level

Unit Owner and Common Area hollow tile floors

A/C vents venting into garage (Dave Richards claimed that the engineer for JMC stated everything is ok.)

First Floor issues:

Storm vault and the oil – plans maintenance issues with the oil and the filtration system – need plans and specific instructions for maintenance

John Hobach reviewed the hotel mechanics of operation with the ownership

John Hobach explained that it takes years for concrete to cure and probably little bit of water which may cause the efflorescence – when it is real cold it is like an ice cube then when it gets warm it turns into condensation – it is a mystery to them.

John Hobach does not feel there is an issue with the stucco

Reviewed the planter box light fixtures and the electric boxes – Dave Richards stated that the boxes are broken due to landscapers and maintenance walking on them. All of the boxes were sealed. This was one of the reasons the planters were leaking and the water was coming thru the expansion joints.

John Hobach explained that power to the outlets ½ of the outlet controls from the switch the other part is regular.

JMC will go thru every unit and check the issue problem out.

Dates of future meeting:

Next board meeting will be February 24, 2011 at 5:00 30 p.m.

There being no further business, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

February 24, 2011

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, February 24, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Rich Augustine called the meeting to order at 6:25 p.m. Present were:

Richard Augustine (on telephone) Mike Sobel Roshan Shikarpuri Bryan Greenberg
Hilmer Beckers

Present was Joyce Gonzalez, General Manager

Present from KW Property Management Judi Allen

Owners present: Mr. Ibrahim

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on February 21, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Bryan Greenberg to approve the minutes of the January 27, 2011 minutes as presented, Seconded by Mike Sobel, All in favor Motion carried unanimously.

President Report:

Rich Augustine stated that Eric Waltz was invited to this meeting but was unable to attend, J. Gonzalez stated that Eric had contacted her and he would be meeting with several owners to review what they could possibly do for the Residences.

Engineer/ Building Committee Report:

Rich Augustine reported to the board that JMC, John Hobach, contacted him requesting the board sign a waiver for Florida Design. This is in reference to the Coastal Construction Line which Karin's engineering had put in the engineer report. R. Augustine told JMC that he would speak to the board and they would have to speak with the association attorney as well. The board was in agreement that nothing can be signed without the attorney first reviewing.

Hilmer Beckers discussed the status on the dunes and the information that was received from DEP (Department of Environmental Protection). A copy will be given to Mr. Ibrahim and Mr. Brendel to review.

Management Report:

J. Gonzalez reported that getting a permit for the sand around the dunes maybe a difficult matter. Presently there is a permit under the name of The Resort, she will continue working on this. S. Shikarpuri stated this must be in the turnover engineering issues.

S. Shikarpuri stated that the First Floor expenses must be charged back to the Resort for their portion. S. Shikarpuri stated his concerns with the issue regarding the resort having the authority to approve or change anything for the first floor. All board members were in agreement that this is a big concern and this must be discussed with the attorney to make sure that all residents are protected in the future.

A discussion ensued regarding damage occurring during move in and move outs. One question was should this be paid by the owner or the delivery or moving company. It was decided that the owner should be responsible for this. Management does request a Certificate of Insurance and will recommend this to the owners as well.

A motion was made by Hilmer Beckers that a \$500.00 deposit be required prior to any move in move/out or any large deliveries, the check will be held until all areas are inspected by management, Seconded by Bryan Greenberg, all in favor motion passed unanimously. J. Gonzalez is to send a letter out to all residents advising of the new policy

A discussion regarding party decorations out on the pool deck and under the white trellis: there are to be no decorations on the pool deck, this includes no glass or anything breakable. Glass is permitted in the Social Room Only. J. Gonzalez is to add this to the letter going to the residents. J. Gonzalez has been instructed to continue sending violation letters and proceed if necessary with the fining process. A motion was made by Richard Augustine that all parties are required to have additional security specifically for their event, this will be the unit owners' responsibility to provide the necessary information and the cost of the additional security will be the unit owners' responsibility as well. The cost will be \$25.00 per hour. Seconded by Bryan Greenberg, All in favor, Motion passed unanimously.

A discussion regarding the security the association presently has and permitting him to request all residents, tenants and guests follow the rules and regulations. For those who ignore and continue not to follow the rules, security does have the authority to request they leave the pool area, etc. He is instructed to write up an incident report and turn this into management. After the first request the unit owner/tenant/guest are to receive a violation letter.

All persons signing the party agreement must initial there is to be nothing breakable on the pool deck and that all alcoholic beverages must be in plastic or non-breakable containers.

Dates of future meeting:

Next board meeting will be March 22, 2011 at 5:30 p.m.

There being no further business, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Special

Board of Directors Meeting Minutes

March 10, 2011

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, March 10, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 6:05 p.m.

Present were:

Richard Augustine (on telephone) Mike Sobel Roshan Shikarpuri Bryan Greenberg

Present was Joyce Gonzalez, General Manager, Attorney Robert Tankel

Present from KW Property Management Judi Allen

Owner present: Ibrahim Ibrahim

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on March 8, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Attorney regarding First Floor tax:

Each board member spoke about the first floor issues and how these issues could impact the residents in the years to come. It was determined these issues will be addressed one at a time beginning with the taxes. S. Shikarpuri stated his concerns with the issue regarding the resort having the authority to approve or change anything for the first floor. All board members were in agreement that this is a big concern and this must be addressed to ensure that all residents are protected in the future.

After a lengthy discussion on the different issues a motion was made by Michael Sobel for Attorney Tankel to analyze the property tax issue and prepare an analysis of the issue and send this to Joyce Gonzalez, Seconded by Bryan Greenberg, all in favor motion carried unanimously. Once this has been completed the board will determine which issue should be next. Joyce Gonzalez was instructed to contact Fowler White Boggs to negotiate a better price.

Funds for turnover issues:

A discussion ensued regarding expenses for the developer turnover issues and how will these be paid. Attorney Tankel explained the use of statutory reserves is not permitted without a membership vote. In order for the association to receive a credit line this will take a vote of the

membership. Use of the capital contribution is permitted. Joyce Gonzalez advised the board she spoke with Attorney Sal Scro and he will be preparing a proposal for a new Letter of Engagement. Once she has received she will forward to all board members.

Vacancy on board:

Richard Augustine tendered his resignation from the board. He thanked the other board members and stated that it was a pleasure to work with such professionals. He stated he is available to the board for any questions they may have. Shan Shikarpuri thanked Rich for his service and stated Rich brought much to the table and will be missed. Bryan Greenberg stated that it was a pleasure working with Rich and that he will be missed. Michael Sobel and Hilmer Beckers concurred. Richard Augustine's letter of resignation will be effective March 10, 2011.

Bryan Greenberg made a motion to nominate Ibrahim Ibrahim to fill the vacancy, Seconded by Hilmer Beckers, all in favor, motion passed unanimously. Ibrahim Ibrahim accepted.

Bryan Greenberg nominated Hilmer Beckers to fill the seat of President, Seconded by Michael Sobel, All in favor, motion passed unanimously. Hilmer Beckers accepted. Ibrahim Ibrahim will be Vice-President; all others will stay in their respective positions. Michael Sobel will chair the Finance Committee; Bryan Greenberg will chair the Engineering/Turnover Committee.

Hilmer Beckers thanked Rich Augustine for bringing us where we are today; Rich thanked him and stated I am only a phone call away should you need me.

Dates of future meeting:

Next Finance and Board meeting will be Tuesday, March 22 @ 5:00 p.m.

April's meetings will be held on Wednesday, April 20 @ 4:00 p.m. Robert from KW will be present.

There being no further business a motion was made by Hilmer Beckers to adjourn, Seconded by Michael Sobel, All in favor motion passed unanimously.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Board of Directors Meeting Minutes

March 22, 2011

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, March 22, 2011 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 5:20 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim

Absent: Roshan Shikarpuri

Present was Joyce Gonzalez, General Manager, Attorney Sal Scro

Present from KW Property Management Judi Allen

Owners present: none

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on March 18, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Bryan Greenberg to approve the minutes of the February 24, 2011 minutes as presented, Seconded by Mike Sobel, All in favor, Motion carried unanimously. Minutes from the March 10, 2011 meeting will be prepared for April's meeting.

President Report:

Hilmer Beckers stated that he would like to make a goal that board meetings be shorter. He asked that whoever is speaking stay on point stick to the topic so the meetings will move along. Owners speaking during board meetings will be take place at the end of the meeting. Joyce Gonzalez is to add a section on the agenda for "Owners Comments." Hilmer reviewed the committee chairs: Bryan Greenberg, Engineer/Turnover Committee, Al Brendel will assist when he can, Michael Sobel, Chair Finance Committee, Ibrahim Ibrahim is to work with A Brendel regarding the sand dunes. Mr. Ibrahim expressed his concern with the dunes.

Hilmer Beckers wanted to thank everyone for taking each of the committees and thanked Joyce Gonzalez for her continued effort and work.

Engineer/ Building Committee Report:

Attorney Sal Scro reviewed his new Letter of Engagement and how he would like to proceed with the destructive testing and repairs of the turnover issues. The new proposal would include the cost of the destructive testing. After a lengthy discussion Hilmer Beckers made a motion that Attorney Scro re-submits the letter of engagement with the tiered program, send directly to the board members for their review and at that time the board members would make a final decision within one week, Seconded by Michael Sobel, All in favor, motion carried unanimously.

Management Report:

Letter read from Owner who requested the following: additional umbrellas on the pool deck, upgrade the WiFi so that the entire pool and boardwalk areas are covered, water fountain for the pool deck After a lengthy discussion the following was determined: . Joyce Gonzalez is to find out the cost to upgrade the WiFi for the pool deck area. The umbrellas cannot be placed on the pool deck due to the high winds that are associated with this building. The water fountain is not in the budget but Joyce Gonzalez can get a proposal.

McEnany Roofing proposal is tabled until the next meeting.

See attached management report.

Screening of the new rentals and re-sales was tabled until the next board meeting.

Dates of future meeting:

Next board meeting will be April 20, 2011 at 4:00 p.m.

A motion was made by Bryan Greenberg there being no further business adjourn the meeting, Seconded by Michael Sobel, All in favor to meeting adjourned at 7:15 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Special

Board of Directors Meeting Minutes

April 15, 2011

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Friday, April 15, 2011 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 5:10 p.m.

Present were:

Mike Sobel Bryan Greenberg Ibrahim Ibrahim
Roshan Shikarpuri On telephone

Present was Joyce Gonzalez, General Manager,

Present from Karins Engineering: Bud Karins, Christina Grubbs
Owner present: None

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on April 13, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Hilmer Beckers explained the main discussion is the turnover attorney.

Hilmer Beckers reviewed his discussion with Attorney Katzman felt they were a qualified and capable law firm. They were recommended by Attorney Robert Tankel. The next Attorney was Conrad Lazo from Fowler, Boggs. Attorney Lazo has experience with JMC has extensive experience, is a Licensed Architect. It was previously agreed that this law firm would be representing the issues with the first floor.

A motion was made by Hilmar Beckers to retain Conrad Lazo from Fowler, Boggs and White, seconded by Michael Sobel, All in favor, motion carried unanimously.

Hilmer Beckers stated the contract for Karin's Engineering has been signed.

Hilmer Beckers explained the attorney would be reviewing documents and will be giving his opinion this coming week prior to JMC Meeting on what the board should do during the meeting with JMC. The attorney and the board will review what KEG will be preparing and will review prior to meeting with JMC.

In the next meeting with JMC listen to what JMC is proposing for the repairs and will review with attorney and Karin'.

After a lengthy discussion all board members were in agreement with how the turnover issues were proceeding.

Shan Shikarpuri requested that a timeline and status reports be given. Agrees with the direction is board is moving in.

Ibrahim Ibrahim reviewed meeting with John n Hobach, Gail Cooper, Dave Richards, Joyce Gonzalez regarding the dunes. JMC short term goal is to take care of the sand by the boardwalk and at the south end and make this area nice. John Hobach was going to the City to get the information regarding the permit that is needed to remove the sand. And will be working on a plan to move the dunes west. There will be walkways,. John Hobach stated that he will be submitting to the board a new proposal. Also Joyce has permission to remove the dune at the south end of the boardwalk. Joyce will schedule. Mr. Ibrahim stated this is part of the settlement agreement. Consultant for JMC explained the process when dunes are moved; the amount of sand that is moved is what has to be replaced. Mr. Ibrahim also stated that the City of Clearwater owns the land the dunes are on. He explained the different plantings that can be planted.

Issues that are still to be determined are define maintenance of the dunes and the walkways, and who will be doing the maintenance of the dunes, the association or the City, determine cost for budgeting purposes, Karins review proposed dunes.

Mr. Ibrahim requested that all contracts and legal documents have the correct legal name; The Residences at Sandpearl Resort Owners' Association, Inc.
All in favor motion carried unanimously.

Dates of future meeting:

Next Finance and Board meeting will be Wednesday, April 20 @ 4:00 p.m. Robert from KW will be present.

There being no further business a motion was made by Hilmer Beckers to adjourn, Seconded by Michael Sobel, All in favor motion passed unanimously.

The meeting was adjourned at 6:15 p.m.
Respectfully submitted,

Joyce Gonzalez/LCAM

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Board of Directors Meeting Minutes

April 20, 2011

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Wednesday, April 20, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 5:25 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Roshan Shikarpuri

Absent:

Present was Joyce Gonzalez, General Manager

Present from KW Property Management

Owners present: none

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on April 18, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Ibrahim Ibrahim to approve the minutes of the, March 10, March 22, March 30, 2011 minutes as presented, Seconded by Hilmer Beckers, All in favor, Motion carried unanimously.

President Report:

Hilmer Beckers stated the attorney and Karins are accomplishing a lot with reference to the turnover issues.

Shan Shikarpuri stated that Hilmer Beckers has done a superb job and should be commended. All of the board members were in agreement and thanked H. Beckers for his hard work. H. Beckers thanked everyone for their support and their efforts.

Engineer/ Building Committee Report:

Bryan Greenberg stated he is looking forward to working and meeting with Karins and Hilmer Beckers.

Management Report:

Status report on the upgrade the WiFi Brighthouse will be installing a booster to cover the entire pool deck at no additional charge. Water fountain for the pool deck can be installed at a cost of \$2,900.00 After a lengthy discussion the following was determined: the water fountain is not in the 2011 budget.

A request came in to have a party on Easter: after a lengthy discussion a motion was made by Bryan Greenberg that the board should follow the rules that are set forth in the Declaration and Rules and Regulations which states no parties are permitted during holidays, Seconded by Ibrahim Ibrahim, All in favor, Motion carried unanimously.

Kelly from KW and Judi Allen will supply insurance brokers for the upcoming property insurance renewal.

Shan Shikarpuri made a motion to purchase additional workers compensation insurance, seconded by Bryan Greenberg, All in favor, Motion carried unanimously.

J. Gonzalez reviewed the Flood Insurance for Phase II is coming due and the premium will not change.

The questionnaire from Assurance for additional Flood insurance was tabled until next meeting.

Michael Sobel reported about the meeting that he and Bryan Greenberg had with the new General Manager, Eric Waltz from the Resort. What is being discussed is the possible use of the beach chairs and umbrellas, food delivered to the residents pool deck, putting up a menu board and telephone for the residents, a permanent discount for the residents and the possible use of the Resort Pool Area. M. Sobel and B. Greenberg will continue to report on the status of this and will keep everyone informed.

Shan Shikarpuri congratulated Mr. Ibrahim on his 4th grandson.

Dates of future meeting:

Next board meeting will be May 18, 2011 at 5:30 p.m.

A motion was made by Bryan Greenberg there being no further business adjourn the meeting, Seconded by Michael Sobel, All in favor to meeting adjourned at 5:55 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Wednesday, May 18, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 5:00 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Roshan Shikarpuri

Present was Joyce Gonzalez, General Manager
Present from KW Property Management Judi Allen
Owners present: none

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on May 13, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Minutes from the April meetings will be sent to board for June's meeting.

President Report:

Hilmer Beckers introduced Attorney Conrad Iazo and Tierso Carraja of Fowler, White and Boggs. The attorney client privilege was invoked.

Credit to Shan Shikarpuri for referring both attorneys to the association was given by the board of directors.

Engineer/ Building Committee Report:

No report as it was reviewed with attorneys.

Financial report:

Michael Sobel reviewed the April Financial. Hilmer Beckers requested a clarification regarding the foreclosure process.

Joyce Gonzalez is to request Attorney Tankel to review the foreclosure process and lien process and forward to the board.

Judi Allen stated the amenities can be terminated in a foreclosure unit as long as it is approved at a duly held board meeting.

At the next meeting Judi Allen will address the possible line of credit.

Michael Sobel requested a meeting with Robert White of KW to review the financials.

A motion was made by Ibrahim Ibrahim to accept the April Financial as presented, Seconded by Bryan Greenberg, All in favor, Motion carried unanimously.

The property insurance is due on June 25, 2011 so a committee was put together to interview potential companies.

3 insurance companies gave presentations; IOA, PCS and BB&T

Bryan Greenberg and Hilmer Beckers interviewed the companies. Their recommendation is BB&T with the following additions: Mold \$2,732.00, Increase the liability to \$25m for \$690.00 Add worker compensation for \$691.00. The deductible will be \$5000.00. The amount for the policy is \$161,769.00 including the finance charge. The policy will be financed for 12 months. In January will review policies again so that all policies come due in January of every year. Bryan Greenberg made a motion to accept BB&T proposal for the Property Insurance policy, Seconded by Michael Sobel, All in favor, Motion carried unanimously.

Hilmer Beckers stated there will be a meeting on Friday with JMC, and Engineering Company, Bud Karins @ 9 am.

Ibrahim Ibrahim discussed the plan from JMC regarding the sand dunes. He and Joyce will review and then resend to JMC. He explained that when the dunes are moved the same quantity of sand will need to be replaced. Also when the dunes are moved it will need to be determined who will maintain the dunes. He will speak with the City at a later time.

After a lengthy discussion Ibrahim Ibrahim made a motion to have the sand dunes side by side, adequate distance in between each dune, and adequate distance from the cabana wall. Seconded by Hilmer Beckers, All in favor, Motion passed unanimously.

Management Report: waived

A discussion regarding temporary assistant for manager, KW will absorb the cost for 2 months. Joyce will move forward to locate someone. Michael Sobel would like to work with Joyce to utilize the staff that we presently have. Joyce Gonzalez explained that she does that at the present but would work with M. Sobel. M. Sobel wants systems in place and a time management study to evaluate manager and staff.

A motion to purchase the Android X was made by Michael Sobel, Seconded by Hilmer Beckers, all in favor, motion passed unanimously.

Dates of future meeting:

Next board meeting will be June 15, 2011 at 5:00 p.m. this meeting will be a combined meeting of the Financial and Regular Board Meeting.

A motion was made by Bryan Greenberg there being no further business adjourn the meeting, Seconded by Michael Sobel, All in favor to meeting adjourned at 7:30 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Wednesday, June 15, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 5:10 p.m.

Present were: Mike Sobel Bryan Greenberg Roshan Shikarpuri

Absent: Ibrahim Ibrahim

Present was Joyce Gonzalez, General Manager

Present from KW Property Management Judi Allen

Owners present: Mr. & Mrs. Taylor – Unit 308-1

Michael Munro – Auditor was present

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on June 13, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Hilmer Beckers to accept the minutes from the April 15, 2011, April 20, 2011, and May 18, 2011 as presented, Seconded by M. Sobel, all in favor, Motion carried unanimously.

Financial report:

Michael Munro, Auditor reviewed draft 2010 yearend audit: stated the association was in good shape. The only questions that he had were in reference to the developer turn over issues and the difference between Management Company. M. Munro stated that he had sent a memo regarding the developer and the deficit in 2009 and in his opinion the developer did not guarantee the budget.

Shan Shikarpuri requested the memo be sent to all board members again and make sure they are satisfied with M. Munro statements as well as with the Florida statute.

S. Shikarpuri asked if there were any issues with the Management Company and M. Munro stated that he had all of the detail that he needed. There was nothing unusual.

Garage Easement Income: for 2010 this was not done as in the past. 2010 there is a spreadsheet to compare to the budget to verify. M. Munro stated he is in the process of reviewing the detailed costs

M. Munro stated he needed the income taxes sent to him, they were completed by Cindi D'Artagnan, and Joyce Gonzalez will make sure that he is sent this.

M. Munro will furnish a management letter and then this will go to KW to be signed along with the Board of Directors.

Financial report was presented by Michael Sobel:

M. Sobel stated that he would like to discuss the present payroll burden cost that KW Property Management is charging.

Reviewed the cash flow and stated that the association is in budget but there is a cash flow issue. M. Sobel will continue to work with J. Gonzalez. Trycia Arcenbia, KW Property Management was on the phone and reviewed the payables stated that all bills are getting paid but some will be late. She reviewed the cash flow report that was sent.

B. Greenberg, stated what they are presently paying to KW vs what they paid Coral Hospitality the association was paying much less last year.

Trycia Arcenbia will go back and get the detail and provide the board with the correct information regarding the burden, insurance, etc.

M. Sobel stated why is KW charging the association for all employees when only a few are getting insurance. J. Allen stated she would double check on that and get back to the board.

After a lengthy discussion it was determined that KW will review the present procedures they have in place and see if they are able to make any changes.

The information that was given to the board referring to the yearend payables of \$248,000 that were owed was incorrect. Shan Shikarpuri asked for a complete breakdown of these payables. Shan Shikarpuri discussed the accrued payables and accrued liabilities. He requested that Trycia and KW present the proper cash flow analysis.

Michael Sobel continued reviewing the May Financial: Payables approximately \$22,000 and 2 units in arrears, approximately \$39,000.

Judi Allen discussed the line of credit: Bank of Tampa and BBT have both agreed to work with The Sandpearl residences. J. Allen stated that the association can open a line of credit without a vote of the membership and then take a time payment plan. J. Allen is to verify this with Attorney Tankel and report at the next meeting.

M. Sobel requested that J. Allen discuss with the banks the fact that the association has reserves and can that be used as collateral or see if the bank would take this into consideration.

J. Gonzalez is to read and report on what the declaration of Covenants states for the next meeting. Section 11.3, 24, 13, and 11.1(e).

B. Greenberg stated that the association should move to Bank of Tampa, J. Allen stated that this should not be completed mid stream due to the lock box system the association has.

S. Shikarpuri stated not to tie the credit line with an overdraft; requested if done, set so the treasurer can transfer for the overdraft.

Until additional information is determined this discussion will be tabled until next meeting.

President Report:

Engineer/ Building Committee Report:

Hilmer Beckers reviewed Engineering and turnover issues. Stated that attorney Conrad Lazo is doing a very good job. He is detailed and organized. H. Beckers reviewed all of the meetings that took place with the developer and attorney.

Stated that on May 25, 2011 Mark Williams who is a nationwide specialist did some preliminary inspections on the building in the areas that Attorney Lazo feels he would be needed. . H.

Beckers stated that Karins Engineering is doing a good job but are not depending on just one opinion in some of the big issues.

S. Shikarpuri stated retain Karin's on the issues he is presently dealing with, but also by having Mark Williams the association will have a the benefit should anything go to court.

H. Beckers made a motion to bring Mark Williams on board for these specific issues, Seconded by Bryan Greenberg, All in favor, Motion carried Unanimously.

B. Greenberg requested that J. Gonzalez get a status report from Attorney Tierso's on the easement issues and report at the next meeting.

H. Beckers discussed the issue with the storm vault and JMC and stated that JMC will be pursuing the property documentation and will make sure that the storm vault is working properly. One issue is what name should the storm vault permit be under?

Shan Shikarpuri wished to commend Hilmer Beckers on the job that he is doing and has done with the Developer and the turnover Issues as well as how he is handling the attorneys in this very important matter. Congratulations and thank you from myself and all of the board of directors.

H. Beckers discussed the upcoming meeting with JMC and how the process is going and will be going in the next several months.

H. Beckers Discussed Security and what options that the association may have in relation to bringing on a different person one that may be able to be the manager's assistant. H. Beckers stated that he contacted Dewey Williams, a deputy from the City of Clearwater to see if there was anyone available who may be interested in this type of work, someone who is retired.

S. Shikarpuri stated leave his position open and if he is available use him on as needed, should we find someone to replace him with.

Management Report: waived

New business:

H., Beckers asked Judi Allen to leave as the board wanted to discuss issues related to KW Property management. H. Beckers stated the issues with KW are continuing and the following are the main issues:

Lack of Communication at corporate office, Miscommunication, there are to many layers of management, KW is not transparent in the communications, there have been numerous issues and would like to move forward and hire a new management company. The following

companies have been interviewed and spoken to: Progressive management, this company will give partial services, accounting only. H. Beckers did speak with the controller of this company and requested a breakout of the 35% burden they charge, she stated she would send. The Continental Group have a local office and are willing to work with the board.

Rentals:

30 day leases

A motion to limit the number of "guests" in an unoccupied unit (owner not present) to 2 times a year by Bryan Greenberg, Seconded by Michael Sobel, all in favor Motion carried unanimously. Joyce is to talk to Atty. Tankel and get the exact verbiage, send a letter out to the community adding of the amendment change. A motion was made by Michael Sobel to re-send all Rules and Regulations to the community with the changes, Seconded by Hilmer Beckers, All in favor, Motion Carried unanimously.

No questions from the floor.

Dates of future meeting:

Next board meeting will be July 13, 2011 at 5:00 p.m. this meeting will be a combined meeting of the Financial and Regular Board Meeting.

A motion was made by Bryan Greenberg there being no further business adjourn the meeting, Seconded by Michael Sobel, All in favor to meeting adjourned at 8:00 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Wednesday, July 13, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 5:10 p.m.

Present were: Mike Sobel Bryan Greenberg Roshan Shikarpuri Ibrahim Ibrahim
Absent:

Present was Joyce Gonzalez, General Manager
Present from KW Property Management Judi Allen
Owners present:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on July 10, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Hilmer Beckers to accept the minutes from the June 15 2011, as presented, Seconded by M. Sobel, all in favor, Motion carried unanimously.

Financial report: Presented by Michael Sobel Treasurer
M. Sobel then reviewed the June financial statement. Discussed the delinquency and the finances are doing ok to this point. There are 2 units who are seriously delinquent, have placed liens on both units.

President Report:

Hilmer Beckers reviewed his discussions with The Continental Group and the payroll company SOI. H. Beckers stated The Continental Group would be responsible for accounting, assisting in the preparation of the budget, preparing the monthly financial reports, accounts receivable and accounts payable and any other accounting issues.

After a lengthy discussion a motion was made by Hilmer Beckers to terminate KW Property management contract, Seconded by Bryan Greenberg all in favor, Shan Shikarpuri and Michael Sobel for 1 against, Ibrahim Ibrahim. The board member who voted against wants more information on the contract with The Continental Group. H. Beckers stated he felt confident that the Continental Group would meet all of the associations needs.

A discussion ensued regarding an assistant for the General Manager, Joyce Gonzalez; this person would work as a security person as well. The hours and days will be determined but the thinking is Friday, Saturday, Sunday, Monday and Tuesday. The person who is available now is a present employee Gavin McGovern. All were in agreement that he would be able to do the job.

Engineer/ Building Committee Report: Presented by Hilmer Beckers

Owners were sent a questionnaire and have been sent to attorney Conrad Lazo. A meeting with JMC/Developer and Karins Engineering to discuss the engineer report and to negotiate which items JMC can begin working on. He discussed what Attorney Tierso had researched on the First Floor Easement and the re-classification of the building. He explained The Sandpearl is classified as a Resort and not a residential and many banks are having an issue with this. Attorney Tierso will continue his investigation.

A brief discussion ensued regarding the restaurant that will be going in where Collections was.

A discussion ensued regarding the sand dunes and the Sea Grapes that were placed next to the boardwalk. Bryan Greenberg would like those removed as does Ibrahim Ibrahim; Joyce Gonzalez stated the association will have to get permission to remove them and will contact the Clearwater Aquarium regarding this.

Hearing Committee: A committee to review violation and fines was created and the following people have volunteered: Joseph Pleva, Robert Frick and Ibrahim Ibrahim. Mr. Ibrahim will chair this committee. The committee will consist of 5 there will be 2 alternates. Ibrahim Ibrahim made a motion to change the name of this committee to the Compliance Committee, seconded by Hilmer Beckers, all in favor motion carried unanimously. A motion was made by Ibrahim Ibrahim to cut the Sea Grapes, Seconded by Bryan Greenberg, all in favor motion carried unanimously. Joyce Gonzalez is to contact the City and the get a price to maintain them.

Management Report: waived

New business:

Security – discussed the procedures and how the new person will handle things. Joyce Gonzalez is to make sure that everyone understands the rules and enforcement of them is important

Mandalay request – The request from Mandalay Beach Club to use the Fitness Center while theirs is being constructed was denied. The board voted and it was unanimous.

Electric car – Joyce Gonzalez is still researching this item

No unit owner's correspondence

No questions from the floor.

Dates of future meeting:

Next board meeting will be September date to be decided. There will be no August meeting unless necessary and. This meeting will be a combined meeting of the Financial and Regular Board Meeting.

A motion was made by Bryan Greenberg there being no further business adjourn the meeting, Seconded by Michael Sobel, All in favor to meeting adjourned at 8:00 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Wednesday, September 21, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 5:00 p.m.

Present were: Mike Sobel Bryan Greenberg Roshan Shikarpuri Ibrahim Ibrahim

Absent:

Present was Joyce Gonzalez, General Manager

Present from KW Property Management - Judi Allen

Present from The Continental Group (TCG) - Maureen Connelly

Owners present: Mrs. Sally Laufer and Mr. William Selvidge and Mr. Joseph Pleva

Present from The Lobster Pot: Mark Frankum

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on September 16, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A motion was made by Hilmer Beckers to accept the minutes from the July 13 2011, as presented, Seconded by I. Ibrahim, all in favor, Motion carried unanimously.

The Lobster Pot: Mark Frankum

H. Beckers began with what the concerns are from the residents. The odors entering the building, noise, parking, employees restaurant hire, dumpster. Each board member addressed additional issues and M. Frankum addressed each item.

M. Soble spoke with Mayor Hilbert regarding this situation with a restaurant within the condominium property as well as the dumpster situation. There has never been a situation like this before with this complexity. M. Sobel suggested regarding the dumpster to build a separate room. How will the filters over the fryer be cleaned as they cannot be cleaned in the garage as the drain system is part of the stromvaul.

S. Shikarpuri asked what type of procedures are in place should this system not work? Advised the restaurant must have a preventative maintenance program in place which would include the inspection of the system and the changing of the filters. The filters will need to be taken off property to clean. How does the association handle the odors? Does The Lobster Pot do employee background checks? S. Shikarpuri stressed the importance that a thorough background check be completed by doing this would reduce the owner exposure. Also wants to ensure there will be no additional cost to the residents. Requested a doceument be drawn up between the 2 parties and sent to the association attorney to proof

I. Ibrahim spoke about the use of the dumpster room. He stated that an attorney agreement should be drawn up for the use of the association facility. What will happen if The Lobster Pot does not follow the agreement? Who will be conducting the inspections of the dumpster room and restaurant? We want to be assured there will be no bugs or no odors. I. Ibrahim stated this will impact the residents and wants to ensure the protection of the association property. What will happen if the odors come inside the building a year from now what rights do the residents have or what recourse do they have? Does the association

have any liability? Could this come back to the board in case there are issues with the odors, dumpster, noise, or parking? How will this be handled? I. Ibrahim requested these questions and issues be given to the association attorney to verify.

B. Greenberg stated he has concerns about the dumpster, odors and parking. He understands and is interested in making this work. He explained that he had met with J. Gonzalez and reviewed the dumpster room, the procedures on how the trash will be brought from the restaurant to the dumpster room, parking, and noise. He has the same concerns as all of the board members and believes the issues will be addressed by the Lobster Pot.

H. Beckers explained that he had spoken to John Hobach and Gail Cooper from The Sandpearl LLC regarding dumpster, noise, odors, parking. J. Hobach stated they were planning on putting the dumpster outside but the owner of the Clear Sky would not approve that so the restaurant will be putting a dumpster in the garage. After much deliberation it was determined to control the odors the use of the residents dumpster room would be needed for a monthly charge of \$150.00. This charge would include the use of the Sandpearl employees and for the A/C used. The separate dumpster will be taken out daily by the employees and pulled back in, seven (7) days a week. The dumpster will be cleaned/sprayed by the trash collector, daily. This will include a sanitizer to be sprayed on the inside. H. Beckers also stated the parking will be handled by an outside Valet Service. The only cars that will be parking in the garage will be the management team. H. Beckers stated that the systems that will be in place will be monitored. All vehicles parking inside the garage will have a decal issued by management. All employees will be registered with the Concierge and only those will be permitted entry to the building. Sandpearl LLC stated this restaurant is an upscale and does not foresee any issues and believes the patrons will conduct themselves accordingly. Also stated there was a letter sent to the board by an owner who would like to be kept anonymous and has concerns. This letter was read by management and will be kept on file. All of his concerns were addressed by The Lobster Pot.

M. Frankum reviewed the exhaust system. This system is a triple scrubber system. System will capture all grease, smoke. What exits the system is what equal to hot air like a dryer. Filters are to be changed on a monthly basis. The Lobster Pot has a monthly maintenance program. This system is biologically sound, OCEA approved. There is a hood system over the entire cooking area and there is ansul system which breaks down the heat. Reviewed the nightly procedure for the trash: 2 ml bags will be used behind the bar and kitchen, regular trash bags will be used for the restrooms and all paper products. The kitchen bags will be zip tied and if necessary 2 bags will be used, once zip tied the bags will be placed on a dolly and moved to the dedicated dumpster. The employees will not throw; drag these bags so they will not tear. They will be placed inside the dumpster. The trash will be taken out one (1) time a night. We will be opened 7 days a week. Seating capacity is 150 they have a full liquor license the bar holds 55 – 60. There will be live music inside and usually only 1 musician. M. Frankum explained the the Owner, Fran Bartlett is known for the Jazz and Martini Bar. There will possible tables outside and will be for smokers only. Parking will be handled by an outside Valet Service and they have 2 dedicated parking spaces on Mandalay Ave. This is where the patrons will be dropping off their vehicle and picking up. M. Frankum wants this work and should there be any questions or concerns we are to contact him immediately. He also stated that he will work closely with J. Gonzalez to iron out any unforeseen issues.

M. Frankum thanked the board for their time.

J. Gonzalez explained that the retail stores presently use the dumpster and cardboard dumpster and this is paid thru their monthly maintenance fee.

Financial report: Presented by Michael Sobel Treasurer

M. Sobel then reviewed the July financial statement. Discussed the delinquency and the finances are doing ok to this point. There are 2 units who are seriously delinquent, have placed liens on both units. M.

Sobel requested a line be added for overtime and for increases. Also requested was that no overtime be budgeted for 2012. He asked management to look into the possibility of putting Maintenance Supervisor on salary.

Budget preparation is being completed by the committee, B. Greenberg, M. Sobel and J. Gonzalez.

M. Sobel discussed the Line of Credit. Wachovia does not want to do business but Bank of Tampa is interested. The bank is very solvent, strong. The maximum interest rate would be 4.25%. He stated this would have to go to the membership for a vote. The bank would also have to approve any expenditure. M. Sobel requested a letter from the bank stating the reserve monies are insured. This line of credit will not need a personal guarantee. A discussion ensued about the different type of dc's and cdrs, the interest rate.

Shan Shikarpuri made a motion to approve the line of credit for 200k with a ceiling rate not to exceed prime plus $\frac{3}{4}$ rate provided the transfer of the reserve accounts go into a CDR Program with a minimum of 250K, Seconded by Hilmer Beckers, all in favor, Motion passed unanimously.

M. Sobel will make the necessary changes.

President Report: Presented by Hilmer Beckers

Hilmer Beckers reviewed the switch from KW Property Management to The Continental Group for accounting only. The same bank accounts will be used to ensure the monthly maintenance payments are not missed. New signature cards will be completed. The new payroll company, SOI, has received all necessary information.

We would like to thank Judi Allen for all of her hard work and dedication she gave The Sandpearl and wish her the very best.

Judi Allen stated should the board need anything to feel free to call her with any questions. She also thanked them for the opportunity.

H. Beckers stated there was a meeting with JMC, Gail Cooper, John Hobach, Dave Richards, Will Smith reviewing the next process. A letter was sent to JMC regarding the scheduling and outstanding issues. There was also a meeting with Mark Williams the engineer who will be handling the water intrusion/outer envelope issues. A meeting took place with Bud Karins to discuss how the board would like him to proceed regarding procedures and policies and JMC's protocols.

B. Karins will need to redo his list and put the unit by unit inspection books together. JMC is to provide a schedule in advance. G. Cooper has sent a schedule to Attorney Conr5ad Lazo and J. Gonzalez. Attorney Lazo has sent supplemental 558 for the bath vent staining and dryer rusting issues.

Engineer/ Building Committee Report: Presented by Bryan Greenberg

B. Greenberg stated JMC is working together but stated that everything JMC will be doing must be inspected by the association engineer during and after and signed off by the engineer only. JMC has been instructed to follow all protocols and to sign in and out daily when on property. They are not to be on property or any vendor unless management is notified.

I. Ibrahim reported on the sand dunes: J. Gonzalez notified the Clearwater Aquarium regarding permission to move the sand around so there is not a big hole. The City notified her that she must contact Steve west, EPA. We had a meeting with this person and he was not very cooperative. We explained the safety issue and he requested a letter be sent to the association from JMC/The Sandpearl LLC giving permission to maintain this area by the boardwalk. We went t thru the proper channels with Mr. Anderson/City and they stated go to the DEP. We will wait until turtle season is over and then go back to the city for permission to have the backhoe come back and grade this area. This is part of the turnover issues given to JMC.

Compliance Committee: Presented by Ibrahim Ibrahim

Joseph Pleva, Robert Frick and Ibrahim Ibrahim are on this committee. Mr. Ibrahim will chair this committee. The committee drafted the duties for this committee. Each violation letter sent from management to the individual is to be cc to the board and the compliance committee. If there is no response from individual a second letter will be sent at which time the individual will be sent a fining letter, if the violation has not been resolved.

Alteration Requests:

None

Management Report: waived reading

Old Business:

Electric Car wiring:

J. Gonzalez is working on this and is working with a company that works with the car manufacturers. This charging station would be placed on the second floor. Maureen Connelly, TCG, has information on charging stations.

New business:

Pool/Spa Heater Well

2 proposals were presented for the installation of a new well for the pool/spa heaters.

H. Beckers made a motion to accept the proposal from Citrus well, with a down payment of 50% once the City has approved, Seconded by B. Greenberg, All in favor, Motion passed unanimously/

Change in Spa Rule:

After a lengthy discussion; I. Ibrahim made a motion to maintain the Spa Rule Age as is, Seconded by H. Beckers, All in favor, Motion passed unanimously.

Kitchen Area:

After a lengthy discussion it was determined that the Kitchen area is for everyone to use and should not be locked at anytime. J. Gonzalez is to place a sign in the refrigerator stating any alcohol left will be disposed of immediately.

Coffee serving time:

After a lengthy discussion it was decided to have the coffee station on the 3rd floor ready at 6:30 a.m. and keep station set up until 10:00 a.m. No additional coffee will be made after 9:00 a.m.

End of year discussion re: employees:

I. Ibrahim would like a letter sent to all owners requesting a contribution for the employee holiday bonuses. This would be on a volunteer basis only. I. Ibrahim will bring letter to next meeting. This issue was tabled until the next meeting.

Legal Fees for turnover:

After a discussion it was determined that management will set up the payment with the attorneys.

Policy for units without electric:

B. Greenberg made a motion after 90 days the power is to be turned on in any unit that has had the power terminated, the unit owner will be notified, along with the attorney and the association will try and collect the funds at the closing of unit or before, Seconded by M. Sobel, All in favor, Motion passed unanimously.

Owner's comments:

None

Dates of future meeting:

Next board meeting will be Tuesday, October 25, @ 5 p.m.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by S. Shikarpuri,
All in favor to meeting adjourned at 8:45 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED
The Residences at Sandpearl Resort Owner's Association, Inc.
Finance Meeting Minutes
March 22, 2011

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Tuesday, March 22, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL

Hilmer Beckers called the meeting to order at 5:00 p.m. Present were:

Mike Sobel Bryan Greenberg Ibrahim Ibrahim

Absent: Roshan Shikarpuri

Present: Joyce Gonzalez, General Manager

Present from KW Property Management, Judi Allen

Owners present: Mr. & Mrs. Frick

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on March 18, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Hilmer Beckers made a motion to accept the minutes of the February 24, 2011 as presented, Seconded by Ibrahim Ibrahim, All in favor, motion carried unanimously.

Financial report:

Michael Sobel reviewed the February Financials stated the cash is looking better now that the assessments are being sent to the right location. All of the changes that were requested of KW were completed. There are now 3 sets of financials: one for the first floor, one for the building, and one combined.

A motion was made by Michael Sobel regarding the CD coming due March 28, 2011 proposed to move this CD to Wachovia for a for a short term renewal of 3 months. This will be in a money market. Seconded by Bryan Greenberg, All in favor, motion carried unanimously. The person who will be handling this at the bank is Kristie Phillippe. Michael Sobel reviewed the delinquency and stated that it is getting back in line other than the 2 units that are in foreclosure.

Mr. Ibrahim requested a complete hard copy set of financials.

Ibrahim Ibrahim made a motion to use the deferred maintenance to pay for any expenses related to the Domestic water Softener and Domestic Water Pump , Seconded by Hilmer Beckers, All in favor, Motion passed unanimously.

A motion was made by Bryan Greenberg there being no further business adjourn the meeting, Seconded by Michael Sobel, All in favor to meeting adjourned at 5:20 p.m.

Respectfully submitted,
Joyce Gonzalez/LCAM

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Finance Meeting Minutes

April 20, 2011

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Wednesday, April 20, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL

Hilmer Beckers called the meeting to order at 4:00 p.m.

Present were:

Mike Sobel Bryan Greenberg Ibrahim Ibrahim Roshan Shikarpuri

Absent:

Present: Joyce Gonzalez, General Manager

Present from KW Property Management, Judi Allen, Robert White, Trycia Arencibia

Owners present:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on April 18, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Hilmer Beckers made a motion to accept the minutes of the March 22, 2011 as presented, Seconded by Ibrahim Ibrahim, All in favor, motion carried unanimously.

Financial report:

Michael Sobel reviewed the March Financials stated the cash is showing a negative balance. He feels this is a cash flow problem. Robert White reviewed the budget.

Delinquency policy was reviewed: Shan Shikarpuri stated the present procedure for Delinquency Notices is not an efficient way. He stated notices should be sent out automatically on the 12th of every month. For units with collection problems turn them over to the attorney if unit owner does not respond.

Michael Sobel stated the goal is to clean up the balance sheet.

KW will be paying association for the unit 505 closing, information was incorrect. KW is also to verify 507 and coupon being sent.

KW stated that when a maintenance check is sent to lockbox must have the bill pay number on the check; if it does not have this it will be returned.

Trycia Arencibia reviewed the reserve Expenses and stated that Coral Hospitality did not have these classed correctly. The correction has been made.

Michael Sobel asked if the unallocated interest can be used for anything; per Robert White you cannot use unallocated interest for anything other than the reserve items.

Shan Shikarpuri asked why there were no late fees posted for March? KW will research and advise.

KW stated that a onetime credit was given to the association for the uniforms in the amount of \$765.00.

Michael Sobel requested J. Gonzalez to get price to change out the thermostat or have the present ones reprogrammed. This will help with the electric bills. M. Sobel also made a recommendation to allocate \$ for an assistant. He stated the money can be used from cutting the security persons' hours on Friday and on Saturday and Sunday until 5 pm. Robert White stated that when he was pitching this account he stated KW would supply an assistant to the association at no cost.. He feels this association needs an administrative assistant. After a lengthy discussion Hilmer Beckers stated that this would be discussed further at a later date.

Also a meeting is to be set up with Robert White and Hilmer Beckers to review some issues.

A motion was made by Bryan Greenberg there being no further business adjourn the meeting, Seconded by Michael Sobel, All in favor to meeting adjourned at 5:20 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM

APPROVED
The Residences at Sandpearl Resort Owner's Association, Inc.
Finance Meeting Minutes
January 27, 2011

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, January 27, 2011 in the Board Room, 11 Baymont Street, Clearwater, FL

Rich Augustine called the meeting to order at 3:25 p.m. Present were:

Richard Augustine Mike Sobel Roshan Shikarpuri Bryan Greenberg
Hilmer Beckers

Present was Joyce Gonzalez, General Manager
Present from KW Property Management, Judi Allen

Owners present:
Mr. Ibrahim

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on January 22, 2011. Notices were emailed to homeowners who have provided email addresses to the Association.

Richard Augustine made a motion to accept the minutes of the December 2, 2010 as presented, Seconded by Hilmer Beckers, All in favor, motion carried unanimously.

Financial report:

The December Financial Report was reviewed and being the first financial from KW Property Management the following questions were presented to Joyce Gonzalez. She was instructed to review with KW. Accounts Receivables seem high review check for possible miss posting, the board requested a schedule of prepaid for the monthly maintenance payments, receivable and prepaid need a better aging report, does the receivable include the resort receivables.

A motion was made by Richard Augustine to assess a late fee to the Resort and Retail stores for the month maintenance if not paid by the 10th of each month, as this is the same policy for the residence, Seconded by Hilmer Beckers, All in favor, Motion carried unanimously.

Michael Sobel instructed Joyce Gonzalez that no late fees are to be paid for vendors. All bills must be paid on time. Michael Sobel and Joyce Gonzalez are to review the deposits made into Wachovia prior to the change in management and make sure the payments were posted properly.

Richard Augustine will be contacting Robert White in reference to the financial reports.

Richard Augustine requested the lawn contract be put out to bid; Joyce Gonzalez is to have for next meeting.

A discussion ensued regarding the yearend audit for 2010, it was sent out by Coral Hospitality. When the audit is completed for 2010 make sure that this is sent to all owners. Also have auditor check the delinquency figures, along with the reserve schedule. Unit owner had questions regarding the figures presented on the 2011 budget.

A motion was made by Richard Augustine to accept the letter of engagement for the 2010 yearend audit by Michael Munro, Seconded by Michael Sobel, All in favor, Motion carried unanimously.

A motion was made by Michael Sobel to move forward with the 2 units in foreclosure, Seconded by Bryan Greenberg, All in favor, Motion carried unanimously. The paperwork is to be sent to attorney.

Date of next meeting: February 24, 2011 at 5:00 p.m.

There being no further business meeting was adjourned at 4:30 pm

Respectfully submitted:

Joyce Gonzalez/LCAM
Managing Agent for The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday , December 20, 2012 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 3:20 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim

Absent: Joseph Plevel

Present was Joyce Gonzalez, General Manager

Present from The Continental Group: Maureen Connolly

Owners present: See attached sign in sheet

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Monday, December 17, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Hilmer Beckers made a motion to accept minutes from October 29, 2012 and November 27, 2012, seconded by I. Ibrahim all in favor motion passed unanimously.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented financial for November: I. Ibrahim stated December is always a month the cash flow is difficult. M. Sobel stated to verify there will be a separate bank account and accounting of the Special Assessment monies this must be kept separate from the operating account. H. Beckers made a motion to accept the Financial Report, Seconded by B. Greenberg, all in favor, motion carried unanimously. A discussion occurred regarding several questions from the unit owners: Why were there monies spent for turnover items when it is the developer's responsibility, how much does a turnover cost: H. Beckers stated the board has a fiduciary responsibility to all unit owners and are required to follow the Florida Statutory guidelines for Developers Turnovers. M. Sobel stated board also must ensure the developer is held accountable but in order for this to occur the board hired professionals in their respective field. B. Greenberg stated there are items that come up in and it is hard to judge or budget or estimate the costs: plus the variables are many.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the Flood Zone Elevation Company which will be giving biweekly reports. The Flood Zone Revision LLC., company proposed the following: time will be 4-8 months. If they are unsuccessful they will return all monies. B. Greenberg briefly explained this will save the unit owners who are required by their banks from having to purchase the additional Flood Insurance; if this is successful each unit will be covered for the maximum coverage of \$250k.

M. Sobel asked about the Handicapped Parking on the first floor, several are assigned: J. Gonzalez explained, one is and deeded as unit owners, others truly are handicapped people living in the building. M. Sobel asked the status on the boardwalk light that was damaged: J. Gonzalez stated the fixture will be replaced when the boardwalk is replaced which will be the second week of January.

Old Business:

A discussion ensued about installing electric car chargers. Mr. Washinko asked the status of the installation of this. H. Beckers stated at the present it has been put on hold until some of the other big issues are resolved. Since we last met there has been newer technology. Mr. Washinko stated he would try to volunteer but he has a set schedule with his personal life but did give management the days and hours he is available. The board thanked him. H. Beckers stated this item will be put on the agenda in the very near future.

Owner's comments:

Dates of future meeting:

Next Board Meeting will be held on, Thursday, January 31, 2013, this will be the Election/Membership Meeting. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by I. Ibrahim, All in favor to meeting adjourned at 3:59 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, November 27, 2012 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 5:37 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Joseph Plevel

Absent:

Present was Joyce Gonzalez, General Manager

Present from The Continental Group: n/a

Owners present: Mr. & Mrs. Frick, Mrs. Lindstrom

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Friday, November 23, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Hilmer Beckers made a motion to accept minutes from August 21, 2012, September 27 and October 10, 2012, seconded by I. Ibrahim all in favor motion passed unanimously.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented financial for October: reviewed the Turnover Expenses ytd. I. Ibrahim reviewed the Delinquency Report and stated the association must keep to a tough standard and not permit any owner to be more than 30 days behind. He reviewed the policy which has been in effect from 2007: Maintenance is due on the 1st, Late after the 10th, first reminder notice sent on the 11th, 2nd reminder notice at 30 days, final notice, Lien Notice at 45 days, if not response send directly to attorney. The one unit which is in arrears in the amount of approximately \$42k, this unit is under contract and hopefully will close soon. He reviewed the prepaid list. H. Beckers made a motion to accept the Financial Report, Seconded by B. Greenberg, all in favor, motion carried unanimously.

President Report: Presented by Hilmer Beckers

H. Beckers discussed the bi-weekly conference calls regarding the turnover issues which are continuing with all necessary parties. Many things have been accomplished and will continue to work with JMC. H. Beckers discussed the Flood Zone Elevation Company which will try to change the Flood Zone from a V to an A zone which will reduce the flood insurance. The Flood Zone Revision LLC., company has proposed the following: time will be 4-8 months; total cost will be \$52k. If they are unsuccessful they will return all monies. H. Beckers made a motion to approve Flood Zone Revisions, LLC. I. Ibrahim seconded discussion this will save the unit owners who are required by their banks from having to purchase the additional Flood Insurance, if this is successful each unit will be covered for the maximum coverage of \$250k, no further discussion, All in favor, motion carried unanimously.

Engineer Committee Report: Presented by H. Beckers

Compliance Committee Report: Presented by Ibrahim Ibrahim

I. Ibrahim made a motion that management resend the Rules and Regulations to all owners and start using the orange stickers for all illegally parked cars, including unit owners who are parking on the first floor, seconded by H. Beckers, all in favor, motion carried unanimously.

Management Report: Presented Joyce Gonzalez
See attached report

Insurance Committee: B. Greenberg reviewed the policy regarding putting the insurance out to bid and there will be 3 companies that will be bidding. One of the issues that has come up in the past is whatever companies are asked to bid they request an Agent of Record which creates issues. BB&T has brought the Flood Zone Company to the Sandpearl which will, if it is approved, cost the agent monies. After a lengthy discussion it was agreed that 3 bids will be presented by BB & T for their consideration.

I. Ibrahim requested that management follow up on the insurance claim from Tropical Storm Debby. Also a discussion will need to take place regarding the Retail Store Insurance and the Turtle Lighting on the boardwalk.

Old Business:

New Business:

Special Assessment: H. Beckers stated the meeting will be held on Thursday, December 20, 2012 @ 3:00 p.m. Notices will be sent to all owners by November 28, 2012 which will include a cover letter and a list of completed items that JMC has done. The turnover is a onetime event. Payment dates will be January and June the only other option would be to increase the monthly maintenance. M. Sobel stated the Special Assessment funds should be kept separate from the operating account.

I. Ibrahim made a motion to approve the mailing of the package as presented to all unit owners, Seconded by H. Beckers, all in favor, motion carried unanimously.

Owner's comments:

Mrs. Frick asked if Unit 506 will be paying for the special Assessment, and the answer is yes. Mrs. Frick also wanted to thank the entire Board of Directors for all of their hard work.

Dates of future meeting:

Next Board Meeting will be held on, Thursday, December 20, 2012 directly after the Special Assessment meeting. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 6:40 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

Minutes for
Emergency Board Meeting
Thursday, May 9, 2013

Meeting called to order at 3:00 p.m. by Dr. Kesaria

Present: Ibrahim Ibrahim Dr. Kesaria Joseph Plevel

Absent: Brian Greenberg Hilmer Beckers

Present engineering firm: Carter "Bud" Karins Karins Engineering

Management: Jo yce Gonzalez

An emergency board meeting was called regarding one of the JMC turnover items, Stucco Testing. There is some conflict s to whether JMC completed the work to the protocol.

Bud Karins reviewed what the Stucco Testing Protocol was and how it was to be completed. He also stated that during the testing either him or Michael Lehert was present from Karins Engineering.

B. Karins reviewed the "hollow sounding" and how the stucco is applied. B. Karins explained that there are areas the stucco did not stick to the cast in place concrete or on the columns that are smooth. I. Ibrahim asked iis this all over and a lot on the buildings and how much did they find? B. Karins explained they do not have an exact number. He estimated possible 5-10% have this hollow sound of what they tested. If the hollow sound is larger than a sheet of paper then the pinning is to take place. There are cracks in the some of the hollow areas. Belt Engineering is an outside contractor who does the "pinning" work. This company has no loyalties to either JMC or The Sandpearl. I. Ibrahim why did they have to mark the building in white paint could they not have used something else. B. Karins stated that is what the ASTM standard calls for so that is what we instructed them to do.

B. Karins then began explaining how the 2 stacks from 14 to 3 was to be pressure washed: the pressure washing should have been completed just like you were prepping to paint the building. That did not occur. I. Ibrahim why didn't you tell them to stop pressure washing or instruct them they were doing it wrong? B. Karins stated his representative Michael Lehert spoke to Jim Guildy, JMC engineer, that the pressure washing in his opinion was not completed properly. After a lengthy discussion, Jim Guildy and John Hobach were aware that Michael would test the areas the following day with an ASTM standard of taping and black velvet. J. Hobach instructed

Gail Cooper to purchase the Black Velvet material for the following day so that Michael from Karins Engineering could proceed with the test. The following day Michael proved the areas that were pressure washed had not been done properly; so the hydration testing was not complete. B. Karins explained stucco does not dry it cures. So for the repair on the hydration issue the following will have to occur: strip the paint which would remove the stucco, repair the stucco, and then paint.

B. Karins reviewed the pinning process. Every approximately 7 – 9” a pin is placed and he reviewed the calculations that are involved with that. Reviewed the estimated cost for 1 (one) pin which would be approximately \$19.64 per square foot for each repair. The repair would not have an indentation. I/ Ibrahim asked if the pinning will show and the answer was no. B. Karins explained the only advantage to pinning is the time. J. Plevel asked what is JMC position on this? B. Karins stated JMC was willing to do the pinning.

B. Karins stated the following issues still need to be addressed. After further discussion it was agreed that B. Karins will send JMC a letter advising and requesting the following: On Monday, May 13 the scaffolding contract is up, JMC will be responsible for the scaffolding after that date due to the lack of work being completed, JMC must redo the pressure wash test on the stucco to address the texture/hydration issue, B. Karin’s believes that there is an issue with the stucco. JMC can begin the pinning process for the areas that have been determined on those 2 stacks.

B. Karins is to write letter to JMC and cc the board on this. He is to write the letter immediately and give them a short time to respond.

J. Gonzalez submitted to Bud the proposal from the painting company where they stated they will pressure wash the areas that may have been missed. B. Karins presented photos that were taken where the stucco has peeled off and the stucco has turned to sand.

B. Greenberg had contacted J. Gonzalez and stated whatever the engineer and Atty. Conrad Lazo states he is in full agreement.

Meeting adjourned at 4:25 p.m.

Respectfully submitted:

By Joyce Gonzalez/G.M. LCAM

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Special Meeting of the Membership Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday, December 20, 2012 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:12 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim
Absent: Joseph Plevel

Present was Joyce Gonzalez, General Manager
Present from The Continental Group: Maureen Connolly
Owners present:
See attached sign in roster

Proof of notice of meeting: Notices were mailed to homeowners to the addresses provided from unit owners.

New business:

- Purpose to vote on a Special Assessment for the developer turnover costs
- Counting and verification of proxies
- Results of vote

H.. Beckers explained the purpose for the Special Assessment which was for costs incurred with Engineers, Attorney and Vendors for all of the turnover expenses from the developer turnover.

Unit owner Mr. Shawn Washinko asked when was there a vote for a credit line and what are the counts. J. Gonzalez did not have that information but will supply this to Mr. Washinko after the holiday.
Counting and verification of proxies was completed.

Results are as follows:

Total of 72 either in person or by proxy were received
65 votes in favor of passing the special assessment
7 votes against

Special Assessment passed: The Continental Group will print the letter from H. Beckers and will print the 2 Special Assessment coupons and mail to all owners. The first payment will be due on January 15, 2013, Second Payment will be due on June 15, 2014, or owners can pay at one time.

There being no further discussion H. Beckers made a motion to adjourn the meeting Seconded by I. Ibrahim, all in favor, Motion passed unanimously.

Dates of future meeting:

Next Board Meeting, January 31, 2013 Membership Meeting. J. Gonzalez is to email all board members to verify date. A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 3:16 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.



APPROVED

Jan.
23,
2013

UNAPPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Membership Meeting Minutes January 26, 2012

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, January 26, 2012 in the Community Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 5:00 p.m. Present were:

Bryan Greenberg Roshan Shikarpuri Mike Sobel Ibrahim Ibrahim

A quorum was attained with a total of 66 units represented in person or by proxy; 11 in person and 55 proxies.

Mrs. Sally Laufer and Mrs. Corrine Frick volunteered and confirm the count, they were assisted by Dan Graham and Maureen Connelly from The Continental Group.

Present was Joyce Gonzalez, General Manager.

Residents present were:

Mrs. Sally Laufer Mr. & Mrs. Robert Frick Mr. Joseph Plevel
Mr. Kesaria Mrs. Ibrahim Mr. Al Brendel Mr. William Selvidge

Proof of notice of meeting:

Joyce Gonzalez confirmed that First and Second Notices were mailed in accordance with Florida Statutes and also posted in Phase I and Phase II. Notices were emailed to homeowners who have provided email addresses to the Association.

At 5:07 p.m. Hilmer Beckers made last call for ballots before the committee begins counting.

Election Results:

The purpose of this meeting was to conduct an election for the 2012 Board of Directors. The following residents submitted their name for the 2012 Board of Directors:

Hilmer Beckers, Bryan Greenberg, Ibrahim Ibrahim, Anita Kundra, Thomas Peters, Joseph Plevel, Michael Sobel

Hilmer Beckers, Bryan Greenberg, Ibrahim Ibrahim, Michael Sobel and Joseph Plevel were elected to serve on the Board of Directors for the upcoming 2012 year.

The new board thanked Joseph Plevel for running and look forward to working with him.

Hilmer Beckers thanked all residents who submitted their name.

Minutes:

A motion was made by Hilmer Beckers to accept the minutes of November 29, 2011, Budget Approval Meeting, held on December 8, 2011, Special Meeting Minutes, held on January 10, 2012 and Membership Meeting held on January 27, 2011 as presented, Seconded by Ibrahim Ibrahim, All in favor, Motion carried unanimously.

President Report:

Hilmer Beckers discussed the association turnover issues. He reviewed what transpired with the different attorneys throughout 2011 and the attorney who is presently representing the association Attorney Conrad Lazo and Karins' Engineering are handling matters very well. He also stated that Attorney Tierso Carreja from the same law firm, Fowler, White, will be handling the questions regarding the first floor. Both attorneys from Fowler and White have degrees in engineering and architecture.

The turnover is moving along and JMC has been in contact with the board regarding the turnover issues and progress is being made. There have been meetings with the JMC representatives, John Hobach, Gail Cooper and Dave Richards along with their consultant Will Smith.

The Special Meeting which took place on January 10, 2012 was in reference to the Line of Credit from Bank of Tampa; we have secured the line of credit for \$200,000.00 and met the quorum requirements for this action to be taken. This will be used for emergency purposes only. These monies if used will need to be paid back within 12 months.

Hilmer Beckers explained the 2012 budget has line item for the attorney fees and engineering fees but as everyone is aware those funds are spread over collecting the monies over 12 months and if it is necessary the line of credit will be used to pay for expenses for the engineering and attorney fees. The only other option that the association has at this time is a Special Assessment and that takes time to notice all owners, and then collect the funds.

The association changed management companies from KW Property Management to. The Continental Group for accounting only and hired a payroll company, SOI. By making this change the association has saved monies.

Another change has taken place in regards to the Flood Insurance. All insurance policies are now being handled by BB&T, by making this change again the association is saving money. All insurance premiums will now come due in January which assists in budgeting purposes.

H. Beckers discussed that Mr. Ibrahim has been very active with regards to the Dunes. Mr. Ibrahim has met with JMC, City of Clearwater, DEP and are working on receiving a Beach Grading Permit.

Financial report: Michael Sobel

Michael Sobel thanked Shan Shikarpuri for serving on the board; he was proud to work with the State of Florida's' #1 Certified Accountant. He stated that he is proud as an owner of The Sandpearl to work with Mr. Shikarpuri. M. Sobel also thanked H. Beckers, President for all of his hard work and dedication. He also thanked all of the board members for their hard work.

Mike Sobel gave a brief review of the associations' financial status. Also, discussed the association has only 1 unit that is seriously delinquent. On an operating scale the General Manager has kept

the budget in line. M. Sobel stated the following reductions in several items: Insurance, Security, Landscaping, and Management Company.

M. Sobel reviewed what will be taking place in 2012: a reserve study is being conducted to verify the association is not over or under funding the reserve line items, will be installing 4 new cameras throughout the property for better security, installation of a Defibrillator.

Ibrahim Ibrahim requested if there are any residents who may be interested in volunteering there is a need for several different committees. If you are interested please contact Hilmer Beckers or Joyce Gonzalez. Thanked Shan Shikarpuri for serving on the board.

Bryan Greenberg thanked Mr. Ibrahim for the suggestion of the Employee Holiday Fund, it was a great success. Thank you to all residents who contributed. The employees were ecstatic, grateful and appreciative and would like to continue this at the Sandpearl.

Shan Shikarpuri stated getting the line of credit was a good thing due to a timing difference when the need arises with a Special Assessment the association would have to wait for the monies to come in. S. Shikarpuri wanted to thank everyone on the board for their dedication, commitment. The residents at Sandpearl are very fortunate to have this incredible group of individuals.

Unfinished Business:

There being no unfinished business the meeting was opened to the residents for questions or comments.

Resident's comments and questions:

Al Brendel asked if the board could use the reserve funds for issues with the permission from the owners. Mr. Ibrahim responded we cannot use the Reserve Accounts without the membership's authority which would need to meet the quorum requirements.

A. Brendel regarding JMC what power do the owners have over JMC, what is JMC's incentive to complete the items?

S. Shikarpuri responded with JMC the association will need to be careful as they (JMC) have different LLC's and that is why the way the board is approaching the turnover items in the manner they are.

At this time the Board of Directors for the 2012 year are as follows:

Hilmer Beckers	Bryan Greenberg	Ibrahim Ibrahim
Michael Sobel	Joseph Pleva	

Organizational meeting took place immediately.

Bryan Greenberg made a motion to nominate Hilmer Beckers for President, Seconded Michael Sobel, All in Favor, Motion Passed unanimously

Hilmer Beckers made a motion to nominate Joseph Pleva for Vice-President, Seconded by Bryan Greenberg, All in favor, Motion passed unanimously

Michael Sobel made a motion to nominate Ibrahim Ibrahim for Treasurer, Seconded by Hilmer Beckers, All in favor, Motion passed unanimously.

Ibrahim Ibrahim made a motion to nominate Michael Sobel for Vice – President, Seconded by Bryan Greenberg, All in favor, Motion passed unanimously.
Michael Sobel made a motion to nominate Bryan Greenberg for Secretary, Seconded by Joseph Pleva, All in favor motion passed unanimously

Committees will be assigned at the next board meeting.

Date of next regular Board meeting will be Thursday, February 23, 2012 @ 4:30 p.m.

The meeting was adjourned at 5:45 p.m.

Dates of next Annual meeting:

January 2013, Annual Meeting

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

SPECIAL MEETING OF MEMBERSHIP

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, January 26, 2012 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers reconvened the Special Meeting, that was held on January 10, 2012 at 4:30 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Roshan Shikarpuri

Present was Joyce Gonzalez, General Manager
Present from The Continental Group (TCG): none
Owners present:
None

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted and mailed on January 23, 2012 to all residents of record and notices were posted in Phase I and Phase II. Notices were emailed to homeowners who have provided email addresses to the Association.

New business: Vote of the membership for the association to receive a \$200k Credit Line.
Hilmer Beckers reviewed the quorum requirements for a vote of this nature; 78 votes are required to conduct the meeting either in person or by proxy. There are 86 total residents voting: 79 yes votes and 7 no votes.

A motion was made by Hilmer Beckers to continue with the Line of Credit with the Bank of Tampa as the quorum requirements have been met by the membership, Seconded by Mike Sobel, All in favor, Motion carried unanimously.

A motion was made by Ibrahim Ibrahim to utilize the Line of Credit to pay and bring current both companies, Fowler, White and Karins Engineering, Seconded by Hilmer Beckers, All in favor Motion carried unanimously.

Meeting adjourned at 4:50 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday, February 23, 2012 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 4:30 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Joseph Plevel

Absent:

Present was Joyce Gonzalez, General Manager
Present from The Continental Group: Dan Graham
Owners present: Mr. Al Brendel

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Tuesday, February 21, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Hilmer Beckers made a motion to waive the reading of the minutes and accept as presented, Seconded by B. Greenberg, All in favor, Motion carried unanimously.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented the Cash Management Report and delinquency report as of February 23, 2012. I. Ibrahim reported the draw from Bank of Tampa was in the amount of \$65,000 for Turnover Expenses. He will monitor and work closely with the General Manager. I. Ibrahim will put a plan together on how to pay off and will monitor closely all of the building expenses. I. Ibrahim reviewed the delinquency for January and one (1) unit is seriously delinquent. J. Gonzalez is to find out the status of this unit from Attorney Tankel for next meeting. I. Ibrahim made a motion to write off \$8,237.00 from delinquent unit that was sold, Seconded by H. Beckers, All in favor, Motion carried unanimously. J. Gonzalez is to verify that the electric is on in Unit 506. I. Ibrahim will closely monitor Unit 506 which has been at the attorneys. Discussion ensued regarding what the association can legally do in regards to collecting the past due monthly maintenance fees from Unit 506 and any other units in the future.

President Report: Presented by Hilmer Beckers

H. Beckers discussed approving letters being sent from Attorney Lazo to JMC. A lengthy discussion ensued regarding a meeting with John Hobach/JMC to discuss the turnover issues or sending the letter. H. Beckers made a motion not to meet with JMC and approve Attorney Conrad Lazo to send the letter to JMC, Seconded by I. Ibrahim, Motion passed with the following vote: 4 for, 1 against.
Update on the dunes: I. Ibrahim and Joseph Plevel will set a date to go to the City of Clearwater and gather all of the amendments, documents, etc referencing the sand dunes and report at next meeting.

H. Beckers stated that Rick Slider will be testing several areas on the 3rd floor regarding the issue that is occurring on the 2nd floor ceiling.

Engineer Committee Report: Presented by Bryan Greenberg

B. Greenberg stated he is working closely with H. Beckers on the turnover issues.

Compliance Committee Report: Presented by Ibrahim Ibrahim

Waived

Management Report: Presented Joyce Gonzalez

Waived

Old Business:

I. Ibrahim made a motion to confirm the papers for Bank of Tampa were signed and all necessary documentation was completed for the first withdrawal of \$65,000.00, Seconded by H. Beckers, All in favor, Motion carried unanimously. A motion was made by H. Beckers to pay Karin's Engineering and Fowler White, Attorney Lazo's firm, seconded by I. Ibrahim, all in favor, Motion carried unanimously.

New Business:

J. Gonzalez requested approval to schedule the window cleaning for the month of March; board approved.

I. Ibrahim stated the utilization of these funds are for emergency purposes only and require an action plan to pay back. Monies must be paid back before end of year.

Owner's comments:

Al Brendel stated the board e-mail address need updated with the new board members information; J. Gonzalez will make necessary changes.

A. Brendel stated he was cleared with Bank of America and there is no problem with this association being approved. Also requested status on Electric Car and installation; J. Gonzalez stated this is still in the research stage and is working with a company Unit Owner, Larry Morgan referred. She will continue working on this.

Dates of future meeting:

Next Board Meeting will be held on, Thursday, March 15, 2012 @ 4:30 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 5:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM

Managing Agent for

The Residences at Sandpearl Resort Owner's Association, Inc.

UNAPPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes



APPROVED

April - no
ME

May
14, 2012

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday, March 15, 2012 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 4:30 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Joseph Plevel

Absent:

Present was Joyce Gonzalez, General Manager
Present from The Continental Group: Dan Graham
Owners present: Mr. Al Brendel

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Monday, March 12, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Hilmer Beckers made a motion to waive the reading of the February minutes and accept as presented, Seconded by B. Greenberg, All in favor, Motion carried unanimously.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented the Cash Management Report and delinquency report as of March 15, 2012. I. Ibrahim reported. He will continue to monitor and work closely with the General Manager regarding all building expenses. I. Ibrahim reviewed the delinquency for March and one (1) unit is seriously delinquent. I. Ibrahim will closely monitor Unit 506 which has been at the attorneys. Discussion ensued regarding what the association can legally do in regards to collecting the past due monthly maintenance fees from Unit 506 and any other units in the future.

President Report: Presented by Hilmer Beckers

H. Beckers discussed the meeting he and I. Ibrahim had with the City of Clearwater regarding the dune situation. A lengthy discussion ensued regarding information received from John Hobach/JMC regarding the Boardwalk which is partly owned by the developer and the resort, JMC would like to turnover to the residence, this item is still being investigated due to the liability insurance and taxes, etc. Also discussed was the land on Baymont St at the entrance: the ownership of this is still being investigated as part is owned by resort and residence. Once all of the facts are gathered the board will discuss who to proceed.

Update on the dunes: I. Ibrahim and J. Plevel met with Mr. Paul Gibson, who is trying to assist to determine where the property lines are between the City and the boardwalk. It has been determined the City of Clearwater owns the property where the dunes are located. Approximately 3 ft. from the boardwalk belong to the owners of the boardwalk. I. Ibrahim requested the need for more owners to get involved as the

dunes will soon affect the 3rd floor along with the entire pool deck area. He would like to start a petition. M. Sobel asked what he could do to assist in this matter and it was agreed that M. Sobel speak with City manager Bill Horne to have the dunes moved West. J. Gonzalez is to get the proper paperwork from DEP Rep Steve West.

Engineer Committee Report: Presented by Bryan Greenberg

B. Greenberg stated he is working closely with H. Beckers on the turnover issues. Several new contractors working with Attorney Lazo will be researching the issues and will have a report at the next meeting.

Compliance Committee Report: Presented by Ibrahim Ibrahim

A discussion ensued regarding the rule changes for the Unoccupied Units and it was stated that the situation has gotten better. Also discussed was possible making an amendment change for the minimum length of time for any lease: discussed was a minimum of 60 days, 90 days. This item was tabled at this time. Management is to monitor this very closely and report back at the next meeting.

I. Ibrahim reviewed the leasing process and instructed J. Gonzalez any owners who are not following the rules must receive a violation letter and then followed up to ensure they are complying. He also stated a copy of all violation letters are to be sent to the Compliance Committee.

Management Report: Presented Joyce Gonzalez

J. Gonzalez reviewed the situation with the 2 outstanding Otis Invoices, these invoices occurred during the transition from one management company to the next, Otis has requested these be taken care of immediately. Also discussed were the roof repairs which 2 were created by A/C Companies: J. Gonzalez explained the a/c companies will be charged if determined the time of the damage.

A motion was made by H. Beckers to pay these invoices from the Deferred Maintenance Account and the balance from the capital Expenditures account; Seconded by B. Greenberg, Discussion ensued: I. Ibrahim stated we need to know all expenses and that J. Gonzalez recover as much of the monies as possible. Also, J. Gonzalez is to request permission in advance of any expenses above \$1,500.00. J. Gonzalez stated that under normal situations she always presents any expenses over \$500.00 in her weekly meetings, which she will continue to do. All in favor, Motion Carried Unanimously.

I. Ibrahim discussed that all Alteration Requests be sent to the Board of Directors for their approval instead of management approving. A discussion ensued regarding the time restraints there are and how would this be accomplished. B. Greenberg stated the board cannot keep the residents waiting so it was determined that J. Gonzalez will email all Alteration Requests to all board members and the board will respond immediately unless there is an issue with the request.

H. Beckers opened the discussion regarding the unit owners using the garage receptacles' for charging of their vehicles. Several owners have asked who is paying for the electric for those vehicles: J. Gonzalez explained these receptacles are on the common area electric and is part of the main electric bill. After a brief discussion the following was determined. H. Beckers made a motion to have purchase covers with locks and install the covers on all receptacles' in the garage, Seconded by B. Greenberg, All in favor, Motion passed unanimously. J. Gonzalez will continue working and researching the possibility of electric car charging stations.

Old Business:

I. Ibrahim discussed the payment of the monies used from the Credit Line, reminded the loan must be paid off by the end of the year. I. Ibrahim stated there appears to be additional monies in the Painting Reserve. J. Gonzalez reminded the board the Reserve Study is almost complete at which time they will all have a very good idea of each reserve account.

New Business:

Condominium Name Change:

J. Gonzalez requested approval to read the emails and letters management received about the possible name change for the association: All owners who responded did not want the name changed at all. One owner sent in several suggestions as to possible names.

H. Beckers felt that at this time with the turnover issues this would not be a good time to do something of this magnitude. A discussion ensued as to what other options maybe available. J. Gonzalez is to research what is involved with this and also look into a possible DBA. This item was tabled.

Attorney Tirso:

H. Beckers requested 2 board members to work with J. Gonzalez and review the original list o f items and condense the list. I. Ibrahim and J. Plevel volunteered to work on this and then resubmit to Atty. Tirso.

Clarification of inflatable rafts in pool:

It has been determined that arm floats, rings and noodles are permitted; during peak times no floatation devices will be permitted, management is to enforce.

Owner's comments:

Dates of future meeting:

Next Board Meeting will be held on, April 26, 2012 @ 3:30 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 6:45 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, June 19 2012 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 4:35 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Joseph Plevel

Absent:

Present was Joyce Gonzalez, General Manager

Present from The Continental Group:

Owners present: Mr. & Mrs. Frick and Dr. Kesaria

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Friday, June 15, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Hilmer Beckers made a motion to waive the reading of the March 15, 2012 minutes and May 17, 2012, Seconded by J. Plevel, All in favor, Motion carried unanimously.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented the Cash Management Report and delinquency report as of May 30, 2012. I. Ibrahim stated the financials for April reclassifications were completed. He will continue to work with the General Manager reviewing and monitoring the monthly financials. I. Ibrahim reviewed the delinquency of the one (1) unit which seriously delinquent and instructed J. Gonzalez to verify that Attorney Tankel will be present for the final judgment proceedings which will take place on July 11, 2012. I. Ibrahim stated as of May 31, 2012 \$102k has been spent on turnover issues this includes attorney fees, engineer reports, additional contractors who were needed.

Discussion ensued regarding the procedures for the attorney, engineer, etc. on a way to control the costs for the turnover issues. H. Beckers stated he had spoken to Attorney Lazo and Frank Fralick on how to proceed. The board wants results from JMC. J. Gonzalez to work with the contractors and JMC.

B. Greenberg requested the salaries be investigated as they seem high. J. Gonzalez explained the month of May there were 3 pay periods, but will review to confirm the figures are correct.

President Report: Presented by Hilmer Beckers

H. Beckers discussed the conference calls regarding the turnover issues which are set for every 2 weeks @ 3:00 p.m. with all necessary parties are still taking place. The calls are to keep JMC moving on the issues and give updates, things are moving along. H. Beckers reported the conversation which took place with Frank Fralick, G.C. He will be taking the lead with the JMC issues; this is being handled to control expenses.

Attorney Lazo will be monitoring and is available for any issues which may come up. F. Fralick continues to send his reports to Attorney Lazo but is to coordinate and work with J. Gonzalez. H. Beckers reported the company Slider who is investigating the water intrusion issues has been instructed to prepare report and forward to F. Fralick. F. Fralick was also instructed to send written reports to H. Beckers and J. Gonzalez. M. Sobel stated the stucco issue and water intrusion must be concluded with what the findings are. Stated the city will help the Residences but they do not move dunes. I. Ibrahim recommended waiting until the association receives the regular permit.

Update on the dunes: H. Beckers discussed meeting with the City Manager with Mr. Bill Home City Manager, regarding the movement of the dunes. City is willing to assist the association with any and all paperwork but stated they are not permitted to move dunes. J. Gonzalez had sent all of the necessary information to the city regarding the dunes.

Engineer Committee Report: Presented by Bryan Greenberg

B. Greenberg stated he is working closely with H. Beckers on the turnover issues. Frank Frelick is coordinating everything with JMC.

Compliance Committee Report: Presented by Ibrahim Ibrahim

Management Report: Presented Joyce Gonzalez

I. Ibrahim made a motion to purchase extended warranty for all but the 5 a/c units which are not covered, at a cost of \$150.00 per unit, , Seconded by B. Greenberg, All in favor, Motion carried unanimously.

i. Ibrahim made a motion to charge the unit owner a fine if tenants do not return decals, Seconded by B. Greenberg, All in favor, Motion carried unanimously.

Discussion ensued regarding the policy for Orientation for all Lessees and New Owners, J. Gonzalez is to install Skype once this has taken place the new policy will be presented as an amendment change. J. Gonzalez to have completed by next meeting.

Discussion ensued regarding the board meeting time frame: B. Greenberg requested a time limit for discussing issues, be set so the meeting moves along; H. Beckers agrees and stated at this time there are very important issues to discuss but will monitor this during the meetings. All board members were in agreement.

I. Ibrahim made a motion to accept the proposed amendment lease change from 30 days to 90 days, parking policy and enforcement. J. Gonzalez is instructed to contact Atty. Robert Tankel and request him to prepare these amendment changes, mail to the membership for a Special Membership Meeting, Seconded by M. Sobel, All in favor, Motion passed unanimously.

Old Business:

New Business:

Guests Parking Spaces: A discussion ensued regarding vehicles being stored in guest parking spaces. Stored vehicles are vehicles that are not driven for months; vehicles that are driven on a regular basis would not be considered stored. Vehicles that are not being driven must be placed in the unit owner's assigned space.

H. Beckers made a motion to accept the Parking Policy with the changes that will be forwarded to J. Gonzalez, Seconded by B. Greenberg, All in favor, Motion passed unanimously.

A discussion ensued regarding the legal requirement for Lessees, and vehicle parking. J. Gonzalez stated the issues are with the tenants, not showing up for their scheduled orientations, not following policies, etc. B. Greenberg made a motion to approve moving forward with the proposed changes to the documents in the form of amendment changes and present to the membership for their vote, Seconded by J. Plevel, All in favor Motion Passed unanimously.

J. Gonzalez to add to the next board meeting agenda the following items: name change to a DBA, B. Greenberg is gathering the information; add mandatory renters insurance in the amount of \$100,000 Liability.

Owner's comments:

Mr. and Mrs. Frick stated they are seeing the changes the board has implemented have made a big difference in how the building is maintained but are very concerned, as are other unit owners, the building is thought of as a hotel, motel, resort. This is not what we want to happen to our home.

Dates of future meeting:

Next Board Meeting will be held on, Tuesday, July 24, 2012 @ 4:30 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 6:30 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

UNAPPROVED

 **APPROVED**

**The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, August 21, 2012 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 4:35 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Joseph Plevel

Absent:

Present was Joyce Gonzalez, General Manager
Present from The Continental Group: n/a
Owners present: Dr. Kesaria

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Friday, August 17, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Hilmer Beckers made a motion to accept the minutes of the July 24, 2012, with the following change: Unit 506 was a final judgment and will be sold, also remove unit owner, Frick's from owners present, Seconded by I. Ibrahim, All in favor, Motion carried unanimously.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented financial for June 30, 2012. I. Ibrahim explained the June Financial was not approved there were several reclassifications that needed to take place before financial will be approved. Reviewed total expenses year to date, reviewed turnover expenses, as well as reserve accounts. I. Ibrahim reviewed the Delinquency Report and the one unit which is in arrears in the amount of approximately \$40k. M. Sobel stated the operations of the building are doing ok, where the problem is occurring is due to turnover expenses. Unit 506 is still set to be sold at auction on August 24, 2012. H. Beckers stated after speaking with attorney Robert Tankel he recommends to let the unit be sold.
I. Ibrahim discussed the Budget Committee will begin working in September. J. Gonzalez to send email to owners asking if anyone is interested in serving on this committee.

President Report: Presented by Hilmer Beckers

H. Beckers discussed the bi-weekly conference calls regarding the turnover issues which are continuing with all necessary parties. These calls appear to be working and are keeping JMC moving on the issues and give updates, things are moving along. The developer are beginning to address the big issues: Unit Inspection repairs, Stucco issue there are meeting set with outside experts, Pool Deck Slab issue same there is a meeting being scheduled to have outside company come to the property and review the situation.

H. Beckers stated the Stucco meeting took place meeting on Thursday, July 26 2012 both issues were discussed; the hollow stucco and the dehydration issue. Balcony edge water proofing was also discussed. Present at this meeting was JMC, Jim Gouldy, outside expert hired by JMC to review the stucco issues, FCC, painting company, Bud Karins/Karins Engineering, Frank Fralick/Fralick Construction, Hilmer Beckers, and Joyce Gonzalez. Mr. Gouldy described the pin system for some stucco repairs. Reports from Mr. Gouldy will be forth coming. And future meetings will be scheduled thru management.

H. Beckers addressed the dunes, which were discussed with Patrick from the Flood Zone Company. H. Beckers explained he went to look at the wall that was built down by the Hyatt. He explained the 30 feet distance will be required beginning at the cabanas. Flood Zone would be looking for a completion date of 2014. After a lengthy discussion I. Ibrahim made a motion to check on the company Flood Zone and their success, requested more references, discuss payment method less in advance, motion failed.

Engineer Committee Report: Presented by Bryan Greenberg

B. Greenberg stated he is working closely with H. Beckers on the turnover issues. Frank Frellick is coordinating everything with JMC.

Compliance Committee Report: Presented by Ibrahim Ibrahim

Management Report: Presented Joyce Gonzalez
See attached report

Old Business:

New Business:

Wrist Bands for Pool – the issue with people using the pool and no one knows who they are. A discussion ensued regarding the use of wrist bands. J. Gonzalez read letters submitted from unit owners stating they would not be in favor of this rule.

I. Ibrahim stated he believes the issue is with the tenants who are not registered. Every owner is responsible to pass this information onto their tenant. J. Gonzalez is to place on future agenda the issue with eating food in the Living Room.

Procedure for Phase 2 Guests:

J. Gonzalez explained situation with guests not signing in and several owners are upset this policy is an inconvenience to their guests. J. Gonzalez to look into possible a different procedure.

Owner's comments:

Dates of future meeting:

Next Board Meeting will be held on, Thursday, September 27 @ 4:30 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 6:10 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

UNAPPROVED

APPROVED

**The Residences at Sandpearl Resort Owner's Association, Inc.
Board of Directors Meeting Minutes**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, July 24 2012 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 4:35 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Joseph Plevel

Absent:

Present was Joyce Gonzalez, General Manager
Present from The Continental Group:
Owners present: Mr. & Mrs. Frick and Dr. Kesaria

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Friday, July 21, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Hilmer Beckers made a motion to waive the reading of the June 19, 2012, Seconded by I. Ibrahim, All in favor, Motion carried unanimously.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented financial for June 30, 2012. I. Ibrahim explained the June Financial was not approved there were several reclassifications that needed to take place before financial will be approved. Reviewed total expenses year to date, reviewed turnover expenses, as well as reserve accounts. I. Ibrahim reviewed the Delinquency Report and the one unit which is in arrears in the amount of approximately \$40k. M. Sobel stated the operations of the building are doing ok, where the problem is occurring is due to turnover expenses. I. Ibrahim concurred. This unit will be sold at auction on August 24, 2012.

I. Ibrahim discussed the Budget Committee will work on what reserve accounts are truly needed and feels the painting reserve is too high and possibly not needed at all. That will be discussed during the Budget Committee and Budget Meeting. M. Sobel would like to be part of that committee.

A discussion ensued regarding the installation and payment of the fans for the Pool Heater Room; I. Ibrahim made a motion to pay for the fans out of the Pool Heater Reserve Account, Seconded by H. Beckers, All in favor, Motion passed unanimously. A discussion ensued regarding the repairs of the Domestic Water System. J. Gonzalez received proposals for these repairs from Refining Solution Systems, Clearwater Plumbing and the third company backed out. A motion to accept the proposal from Refining Solutions for the repairs to the Domestic Water System was made by I. Ibrahim, Seconded by H. Beckers, All in favor motion passed unanimously.

A discussion ensued regarding the proposals for the Elevator Vents. J. Gonzalez had received 3 proposals for the installation of these vents. M. Sobel made a motion to accept Liberty Welding at a cost of \$1,450.00 installed, J. Plevel Seconded, All in favor, Motion carried unanimously.

H. Beckers explained the insurance company; QBE declined the claim for the elevator damage which occurred during Tropical Storm Debby. Attorney Conrad Lazo was asked if this was a design or a latent defect from the developer and he stated no but felt the insurance company should have paid this claim. Stated he would act on behalf of the association for this claim. After a brief discussion it was stated that BB&T, our agent should be working on this on behalf of the association and look out for our interest. H. Beckers will monitor this and report any findings.

I. Ibrahim made a motion to pay R.L. James in the amount of \$3,200.00, this was work completed for the stucco inspection, Seconded by H. Beckers, All in favor motion passed unanimously. I. Ibrahim stated before any vendors are paid regarding the turnover all invoices must be inspected to verify the work was completed.

H. Beckers made a motion to Seconded by B. Greenberg, All in favor, motion carried unanimously.

President Report: Presented by Hilmer Beckers

H. Beckers discussed the bi-weekly conference calls regarding the turnover issues which are continuing with all necessary parties. These calls appear to be working and are keeping JMC moving on the issues and give updates, things are moving along. Reviewed meeting with JMC regarding Unit Inspection report, JMC agreed on some of the items but not all. We are making progress with this.

H. Beckers reviewed the meeting with Lee Martino, of BB&T Loan Division regarding the changing of the flood Elevation from what the association presently has which is a VE Zone to an A Zone. At that meeting was B. Greenberg, Al Klutts, H. Beckers and J. Gonzalez. This meeting was to discuss the ability of the association receiving a loan for this project. Presently the unit owners who have mortgages are required to purchase the difference in coverage flood policy with a large deductible. Completing this project would save the association approximately \$100k per year with the present policy. This project would not be completed until January of 2012, if this is approved immediately. H. Beckers and B. Greenberg complimented Al Klutts on setting these meetings up and working on this to save the association monies. The cost of this project would be approximately \$300,000 and the association would only pay interest until January 2014, when the entire change has taken place. H. Beckers stated there will be another conference call to discuss the additional items, such as the movement of the dunes and to review the costs. I. Ibrahim asked if there are any other companies that do this type of work and how successful are they. H. Beckers stated management had been working with a company over 2 years ago and the company pulled out, Research on this company has been completed and they have experience working with the same officials in the City of Clearwater, DEP officials, and FEMA officials. This company after the initial review feels very confident they will be able to complete this project.

I. Ibrahim made a motion to proceed with the Flood Elevation Zoning change, Seconded by H. Beckers, All in favor, Motion carried unanimously.

Update on the dunes: H. Beckers no update. J. Gonzalez is to contact Steve West, DEP and follow up on permanent permit.

H. Beckers stated there is a Stucco meeting on Thursday, July 26 there will be no attorneys present. There is a meeting with Mark Stoops, owner of The Continental Group on July 27 with I. Ibrahim and H. Beckers. This meeting is to discuss and review the issues that are occurring.

H. Beckers spoke with Atty. Conrad Lazo regarding the stucco meeting, insurance claim for the elevator, Al Klutts will supply name of QBE agent for insurance claim and pool deck slab issue that Slider Engineering was working on. Slider has done all they can do without spending additional monies and doing destructive testing. What is causing this issue has still not been determined and it has been suggested a meeting with JMC be scheduled to release all of the findings as this is definitely not condensation on the 2nd floor ceiling. The following companies have looked into this issue Walker Parking, was here back in 2012 and they had given a proposal and when they came back this time they stated without destructive testing there is no way to determine where the water intrusion is occurring, Mark Williams was one of the previous companies who worked with the previous attorney and his determination was destructive testing would be needed. J. Gonzalez and Ricardo Mora found several pvc pipes which some are exposed and one has water in it. Photos were sent to all parties. I. Ibrahim stated he was not happy with these findings and requested a written report from Slider Engineering; H. Beckers stated Frank Fralick, engineer, is pushing JMC and getting the job done. I. Ibrahim stated he would like a complete report from Frank Fralick on every item he is working on and what will be done next.

A discussion ensued regarding the contractors and what they are completing it was determined that all decisions will continue to be made by the board. H. Beckers stated Frank Fralick is the best man for this job, he is protecting the building and does not do anything without the proper parties approving. He along with all of the board members do not want this to be delayed any further. I. Ibrahim stated F. Fralick had charged the association for items in December and he was not approved at that time. J. Gonzalez is to look into this matter. M. Sobel recommends to get the big issues resolved as soon as possible.

Engineer Committee Report: Presented by Bryan Greenberg

B. Greenberg stated he is working closely with H. Beckers on the turnover issues. Frank Fralick is coordinating everything with JMC.

Compliance Committee Report: Presented by Ibrahim Ibrahim

Management Report: Presented Joyce Gonzalez

J. Gonzalez reviewed the incidents that occurred at the pool. Reviewed the present policy of closing the pool for a minimum of 24 hrs depending on the incident; when incidents like these occur it is in the association best interest to ensure no one gets sick, that is the first and most important factor. All board members agreed. I. Ibrahim stated wants an investigation of who did this and then send them to the compliance committee. J. Gonzalez stated what would be needed is a stationary camera at both ends of the pool. J. Gonzalez to research and get a proposal for this.

J. Gonzalez reviewed boardwalk stain issue that occurred; presently it appears a new board walk will be installed. She is working with parent for the other damage that occurred and will be meeting with the children who were involved.

Old Business:

New Business:

Reviewed the WIFI issue: J. Gonzalez was informed at this meeting the issue that is occurring is the system goes down after 10 minutes, this is something she was not aware of and will research and have this repaired. Direct TV came up and this is something B. Greenberg is working on, tabled until future date.

Lessee Liability Insurance:

I. Ibrahim stated if the owner does not have insurance then the owner should not be permitted to lease their unit until they can produce the insurance. Also All tenants should be required to have a minimum of \$300,000 liability insurance with the owners name and the association named as additional insured. J. Gonzalez to verify the requirement.

I. Ibrahim made a motion that every owner is required to carry liability insurance when leasing their unit, the unit owner will be required to send a Certificate of Insurance and The Residences at Sandpearl will be named as additional insured; Seconded by H. Beckers, All in favor, Motion passed unanimously. J. Gonzalez to send out letter to all residents.

A discussion ensued regarding the Proposed Amendments changes; Lessee Orientation, 30 day lessees to 90 day lessees and assigned parking and guest parking.

A motion was made by H. Beckers to accept the Proposed Amendment changes all lessee will be required to attend an orientation prior to the approval of the lease, all 30 day leases will go to a minimum of 90 day lease in accordance with the Florida Statue, assigned vehicle parking and guest parking with the changes made and approved via e-mail, Seconded by M. Sobel, All in favor, Motion passed unanimously.

Discussion regarding name change to a DBA, B. Greenberg is tabled.

Owner's comments:

Dates of future meeting:

Next Board Meeting will be held on, Tuesday, August 21, 2012 @ 4:30 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 7:00 p.m. p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

UNAPPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Board of Directors Meeting Minutes



The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Wednesday, October 10, 2012 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 4:35 p.m.

Present were: Mike Sobel Ibrahim Ibrahim Joseph Plevel

Absent: Bryan Greenberg

Present was Joyce Gonzalez, General Manager

Present from The Continental Group: n/a

Owners present: Dr. Kesaria

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Monday, October 8, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes:

Presentation of Budget 2013: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim wanted to thank Dr. Kesaria, Mike Sobel and to the owners who sent in their interest to assist in the preparation of the 2013 Proposed Budget.

I. Ibrahim reviewed the Proposed 2013 Budget and stated the monthly maintenance will not be going up. For 2013 there are 4 new reserve items added to begin to reserve for these items: Elevators, Interior Furniture, Exercise Equipment, Pool Furniture and Insurance.

After a brief discussion a motion was made by I. Ibrahim to accept the Proposed 2013 Budget with funding of the reserves to be mailed to all unit owners, Seconded by J. Plevel, All in favor, Motion passed unanimously.

The 2013 Proposed Budget will be adopted at the October 29, 2013 meeting.

Dates of future meeting:

Next Board Meeting will be held on, October 29, 2012 @ 4:30 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 5:15 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM

Managing Agent for

The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Monday, October 29, 2012 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 5:10 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Joseph Plevel

Absent:

Present was Joyce Gonzalez, General Manager

Present from The Continental Group: Ryan Sierra

Owners present:

Mr. & Mrs. Connor Mr. Taylor Dr. Kundra Mr. & Mrs. Manikas Mr. Massaro
Mrs. Lindstrom Dr. Kesaria Mr. Brendel Mr. & Mrs. Frick Ms. Laufer

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on October 12, 2012. Notices were mailed to homeowners who have provided addresses to the Association on September 30, 2012.

Minutes:

Presentation of Budget 2013: Presented by Ibrahim Ibrahim, Treasurer

After a brief discussion: A motion was made by I. Ibrahim to Adopt the Proposed 2013 Budget with funding of the reserves, Seconded by M. Sobel, All in favor, Motion passed unanimously.

Mr. Brendel spoke briefly about moving the manager's office and it was agreed this would be postponed until after the turnover items have been completed.

A brief discussion regarding the Satellite Dish and B. Greenberg stated that getting the satellite dish as the main provider would not be possible unless they were the only carrier in the building.

I. Ibrahim gave a status report on the Dunes at this time the board is working with a company to possible move the dunes farther west.

Dates of future meeting:

Next Board Meeting will be held on, November 27, 2012 @ 4:30 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 6:00 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

UNAPPROVED

The Residences at Sandpearl Resort Owner's Association, Inc.

Board of Directors Meeting Minutes



APPROVED

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday, September 27, 2012 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 4:35 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim Joseph Plevel

Absent:

Present was Joyce Gonzalez, General Manager

Present from The Continental Group: n/a

Owners present: Dr. Kesaria Ms. Sally Laufer

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Tuesday, September 25, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Hilmer Beckers minutes from August 21, 2012 will be read at next meeting

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented financial for August solved most issues with management company balance sheet looks good, reviewed total expenses year to date, reviewed turnover expenses, as well as reserve accounts. Turnover expenses ytd are \$163,000.00. I. Ibrahim reviewed the Delinquency Report and the one unit which is in arrears in the amount of approximately \$40k. M. Sobel stated the operations of the building are doing ok, where the problem is occurring is due to turnover expenses. Unit 506 was sold in Final Judgment to The Sandpearl and the unit is for sale. Raphael Wazio has presented a contract for this unit to management. I. Ibrahim made a motion to sell title to person who wants to purchase Unit 506, provided it is a legal and acceptable. This is to be handled by association's attorney. When person purchases title to this unit they will be required to pay 1 year in advance the monthly maintenance. Seconded by H. Beckers, all in favor, Motion carried unanimously.

I. Ibrahim spoke briefly regarding the 2013 Budget and the 2 important issues, one being the turnover expenses, second is the Flood Elevation recertification.

President Report: Presented by Hilmer Beckers

H. Beckers discussed the bi-weekly conference calls regarding the turnover issues which are continuing with all necessary parties. These calls appear to be working and are keeping JMC moving on the issues and give updates, things are moving along. Discussed the stucco issue the company JMC hired is delaying his report but stated association should have this report by October 4, 2012. The second floor wet slab issue was discussed, H. Beckers made a motion to accept the dye testing to be conducted by Slider engineering/Harold Strum in the amount of \$1600.00 Seconded by B. Greenberg, all in favor motion carried unanimously. Expansion Joint leak is still being investigated. Storm vault may have design issues this is being investigated by associations engineering firm, Karins Engineering. Sliding Glass Door Handles will be installed shortly; the issue that is occurring with the door frames deteriorating is being investigated. H. Beckers reviewed the insurance claim for the elevator and this claim was denied, J. Gonzalez to speak with Attorney Lazo and request he send a demand letter to Otis and to the Insurance Company requesting a second review of this claim. Flood Zone elevation

Company will be available on October 25, 2012 at 3:00 p.m. at this time this company will address all of the boards questions and or concerns.

H. Beckers discussed The Continental Groups Contract which will be expiring and stated they will continue to do the accounts payable.

H. Beckers stated a meeting with Attorney Conrad Lazo will be taking place on October 9, 2012 to discuss the turnover issues. I. Ibrahim requested a special short meeting before this meeting takes place.

Engineer Committee Report: Presented by H. Beckers

Compliance Committee Report: Presented by Ibrahim Ibrahim

Management Report: Presented Joyce Gonzalez

See attached report

Insurance Committee: B. Greenberg, H. Beckers, and Dr. Kesaria will be on this committee. I. Ibrahim is asking if anyone from outside would like to be on this committee.

Carpet in front of Unit 1505 has been lifted and the concrete floating was replaced. There are other areas on the 15 and 16th floors that will need to be addressed.

Old Business:

After a lengthy discussion regarding the amendment change, I. Ibrahim made a motion to mail the final amendment change from 30 day leases to 90 day leases, and the change for parking be as a rule resolution, H. Beckers seconded, All in favor, Motion carried unanimously. Ms. Laufer requested a copy of the amendment and rule resolution for parking.

New Business:

Owner's comments:

Dates of future meeting:

Next Board Meeting will be held on, October _____ @ 4:30 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 6:01 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, April 23, 2013 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 4:00 p.m.

Present were: Bryan Greenberg Ibrahim Ibrahim Joseph Plevel

Absent:

Present was Joyce Gonzalez, General Manager
Present from The Continental Group: no one
Owners present: Mr. & Mrs. Aupperle, Dr. Kesaria
Special guest: Mark Veltre/re: Unit 506

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Friday, April 19, 2013. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: No minutes from March

Special Guest: Mark Veltre from Clearwater Beach Rental and Clearwater Beach Real Estate.

Mark Veltre is here to review his background and explain to the board what he proposes for Unit 506. Attorney Robert Tankel advised the board to hire a realtor for Unit 506 and have it rented to produce income for this unit. M. Veltre gave a short description of his background and experience in Short Sales. He also explained how recouping the money for the association is his goal. He can recoup the principle only. M. Veltre will lease the unit for \$2500.00 (gross) and the association will receive \$2250.00 per month (net). He explained he has a lessee ready to move in and the tenant understands that when sold he would have to leave and the tenant will be 100% responsible for any and all repairs to the unit. M. Veltre also explained the difference between a Short Sale and a Short Pay. I. Ibrahim asked can the tenant sub-lease the unit, who does background checks would like to know more about this tenant. After a brief discussion H. Beckers made a motion to turn Unit 506 to Florida Beach Real Estate and Clearwater Beach Rental, Seconded by B. Greenberg, all in favor motion carried unanimously. All documents were signed so the process can begin. Attorney Robert Tankel has reviewed everything and has sent J. Gonzalez his approval.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented financial for January and February stated cash report as of March 31, 2013 looks good. Reviewed all bank accounts look good on paper will monitor all accounts along with the Credit Line to confirm the cash balances after the Credit Line is paid. I. Ibrahim will be reviewing the reserve accounts as well and Unit 506. He also advised there will be another payment due to Flood Zone Revisions in the amount of \$16k. I. Ibrahim requested a change in the accounting management company, The Continental Group, right away, Seconded by H. Beckers, All in favor motion carried unanimously.
I. Ibrahim presented Attorney Fowler, White invoices for payment and approval, stated his concerns of the firm doing work with association approval. He added the firm must be limited to whom they speak and email to. The attorney charges for everything, reading emails, telephone calls, etc. They must have specific guidance. H. Beckers stated the communication with the attorney has been drastically reduced as I have advised both attorney and engineers of our concerns. I. Ibrahim stated when H. Beckers speaks to them he has no problem, but no one

else. H. Beckers reiterated he has placed a lot of pressure on Atty. Conrad Lazo to keep pressure on JMC which he has done and feels Atty. Lazo is doing a great job and is worth the money. I. Ibrahim asked if JMC can be sued for these costs incurred, H. Beckers stated he was not sure but did not believe so. Unit Owner Dr. Kesaria asked if there was a retainer in place. I. Ibrahim stated are receiving a lot from the attorney but it is his duty to make sure the entire board is aware, all communications are to go thru H. Beckers, after a discussion, J. Gonzalez was instructed to make sure if an email is sent do not cc Attorney Conrad Lazo. J. Gonzalez agreed.

President Report: Presented by Hilmer Beckers

H. Beckers stated Michael Sobel resigned on March 16, 2013, this would have been brought up at the March meeting but there was no quorum due to Mr. Ibrahim on vacation and Mr. Plevel still recovering. H. Beckers reviewed what transpired with regards to the investigation of a new management company: he stated there have been several meetings with Mark Stoops, V. Pres of The Continental Group, and Mr. Stoops admitted there were mistakes made but they were working on them. After reviewing this with Mr. Ibrahim it was decided to begin looking for a new company. While Mr. Ibrahim was away H. Beckers and B. Greenberg interviewed 3 companies. CAS was an excellent company and they felt this company would be able to meet this associations needs. They are a local company and we met with President, CFO and Vice President. The other 2 companies were Vanguard and Progressive Management. CAS monthly charge all inclusive would be \$875.00. At the present time The Continental Group is charging \$900.00 plus \$300 – 400.00 more each month. H. Beckers made a motion to switch management companies immediately, I. Ibrahim wants to review all reports and go over with J. Gonzalez, as well as meet with the company then will decide,. J. Gonzalez is to arrange a time for Mr. Ibrahim to meet with CAS, President Mr. Caldwell.: after I. Ibrahim meets, accepts and approvals the financials he will approve. Seconded by B. Greenberg, all in favor Motion carried unanimously.

Flood Zone update: H. Beckers reviewed how the Flood Zone recertification was going and stated Unit Owner Paul Gibson was helpful in moving this forward regarding the city's portion of it.

H. Beckers reviewed how the JMC turnover was going: Three main issues were discussed; stucco, sliding glass doors and wet deck slab. All were in agreement with what the experts developed with the protocol. SGD are delayed due to RC Aluminum, the manufacturer H. Beckers sent Atty. Conrad Lazo; what Jim Guild and their team was planning on doing. . Issues with Wet Deck; Dr. Moon and Harold Sturm from Slider Harold are to review the wet map and to put a protocol together. This will include a water test to determine whether it is city or rain water.

H. Beckers requested Dr. Kesaria to leave so the board could discuss his resume for an appointment to the board. Dr. Kesaria is interested in filling the open vacancy: he has attended every meeting and was actively involved with the budget for 2013, lives here permanently, has an excellent background. The board agreed he would be a good candidate. A motion by H. Beckers, to appoint Dr. Kesaria to the board as VP, Seconded by B. Greenberg, All in favor, motion carried unanimously. J. Gonzalez to add Dr. Kesaria to email list. H. Beckers to review with him.

J. Gonzalez is to remove signs on property, keep in elevator and mail rooms, and post only notices that are short and direct.

Old Business:

J. Gonzalez is to send a letter from the Board of Directors to the Sandpearl LLC Shoppes regarding the first floor mats, dirt, smoking, etc

A discussion ensued regarding the noise issue from the Brown Boxer and a unit owner will be submitting a letter stating the noise is creating distress to him and his family. J. Gonzalez is set up a meeting with all parties including Eric Waltz, Resort,

Lt. Dalton, Paul Gibson regarding residents' complaints about the Brown Boxer. This has been an ongoing issue with Brown Boxer.

New Business:

J. Gonzalez reviewed the 3rd floor drainage issue after reviewing J. Gonzalez was instructed to pass this to Atty. Conrad Lazo.

A discussion ensued regarding the approval of background checks for all tenants and new sales. J. Gonzalez was instructed to contact Attorney Tankel and find out the details of what has to occur so the association will be within the law.

J. Gonzalez presented the water leak issue with the sprinkler pipes in 2 locations, and requested permission to have the pipes tested to ensure the pipes were ok. H. Beckers made a motion to approve the testing of the pipes by Tampa Bay Fire Protection for the amount of \$800.00, Seconded by I. Ibrahim, all in favor motion carried unanimously. J. Gonzalez was instructed to turn this over to Attorney Conrad Lazo as this could be a latent defect.

J. Gonzalez presented proposals to purchase additional Elliptical Equipment and reviewed the reason for the repairs on the present exercise equipment. Was due to the manufacturer going bankrupt several years ago which causes difficulty in getting the parts. After a brief discussion the board voted no on purchasing any additional equipment at this time.

After a brief discussion regarding the changing of the payroll dates J. Gonzalez is to work with SOI the payroll company and have the employees moved to a Semi Monthly Payroll instead of Bi-Weekly. J. Gonzalez is to review with employees and advise them when this will be occurring on the 5th and the 20th of every month. A motion was made by H. Beckers to change the payroll from Bi-weekly to Semi Monthly, Seconded by I. Ibrahim, all in favor, motion passed unanimously. After a discussion regarding Ricardo Mora and the overtime he is receiving it was determined that he be promoted to Operational Manager, and will go on salary. A motion was made by B. Greenberg, Seconded by H. Beckers to promote R. Mora and place on salary, All in favor, motion passed unanimously.

Owner's comments:

Dates of future meeting:

Next meeting will be on Thursday, May 23, 2013 at 3:00 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by I. Ibrahim, All in favor to meeting adjourned at 6:15 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday , December 20, 2012 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 3:20 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim

Absent: Joseph Plevel

Present was Joyce Gonzalez, General Manager

Present from The Continental Group: Maureen Connolly

Owners present: See attached sign in sheet

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Monday, December 17, 2012. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Hilmer Beckers made a motion to accept minutes from October 29, 2012 and November 27, 2012, seconded by I. Ibrahim all in favor motion passed unanimously.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented financial for November: I. Ibrahim stated December is always a month the cash flow is difficult. M. Sobel stated to verify there will be a separate bank account and accounting of the Special Assessment monies this must be kept separate from the operating account. H. Beckers made a motion to accept the Financial Report, Seconded by B. Greenberg, all in favor, motion carried unanimously. A discussion occurred regarding several questions from the unit owners: Why were there monies spent for turnover items when it is the developer's responsibility, how much does a turnover cost: H. Beckers stated the board has a fiduciary responsibility to all unit owners and are required to follow the Florida Statutory guidelines for Developers Turnovers. M. Sobel stated board also must ensure the developer is held accountable but in order for this to occur the board hired professionals in their respective field. B. Greenberg stated there are items that come up in and it is hard to judge or budget or estimate the costs: plus the variables are many.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the Flood Zone Elevation Company which will be giving biweekly reports. The Flood Zone Revision LLC., company proposed the following: time will be 4-8 months. If they are unsuccessful they will return all monies. B. Greenberg briefly explained this will save the unit owners who are required by their banks from having to purchase the additional Flood Insurance; if this is successful each unit will be covered for the maximum coverage of \$250k.

M. Sobel asked about the Handicapped Parking on the first floor, several are assigned: J. Gonzalez explained, one is and deeded as unit owners, others truly are handicapped people living in the building. M. Sobel asked the status on the boardwalk light that was damaged: J. Gonzalez stated the fixture will be replaced when the boardwalk is replaced which will be the second week of January.

Old Business:

A discussion ensued about installing electric car chargers. Mr. Washinko asked the status of the installation of this. H. Beckers stated at the present it has been put on hold until some of the other big issues are resolved. Since we last met there has been newer technology. Mr. Washinko stated he would try to volunteer but he has a set schedule with his personal life but did give management the days and hours he is available. The board thanked him. H. Beckers stated this item will be put on the agenda in the very near future.

Owner's comments:

Dates of future meeting:

Next Board Meeting will be held on, Thursday, January 31, 2013, this will be the Election/Membership Meeting. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by I. Ibrahim, All in favor to meeting adjourned at 3:59 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Monday February 11, 2013 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 5:05 p.m.

Present were: Mike Sobel Bryan Greenberg Ibrahim Ibrahim

Absent: Joseph Plevel

Present was Joyce Gonzalez, General Manager
Present from The Continental Group:
Owners present: Mr. Tim Furney

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on Friday, April 19, 2013 . Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: No minutes

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim presented financial for 2012 year end: I. Ibrahim stated December is always a month the cash flow is difficult. M. Sobel stated to verify there will be a separate bank account and accounting of the Special Assessment monies this must be kept separate from the operating account. H. Beckers made a motion to accept the Financial Report, Seconded by B. Greenberg, all in favor, motion carried unanimously. A discussion occurred regarding several questions from the unit owners: Why were there monies spent for turnover items when it is the developer's responsibility, how much does a turnover cost: H. Beckers stated the board has a fiduciary responsibility to all unit owners and are required to follow the Florida Statutory guidelines for Developers Turnovers. M. Sobel stated board also must ensure the developer is held accountable but in order for this to occur the board hired professionals in their respective field. B. Greenberg stated there are items that come up in and it is hard to judge or budget or estimate the costs: plus the variables are many.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the Flood Zone Elevation Company which will be giving biweekly reports. The Flood Zone Revision LLC., company proposed the following: time will be 4-8 months. If they are unsuccessful they will return all monies. B. Greenberg briefly explained this will save the unit owners who are required by their banks from having to purchase the additional Flood Insurance; if this is successful each unit will be covered for the maximum coverage of \$250k.

M. Sobel asked about the Handicapped Parking on the first floor, several are assigned: J. Gonzalez explained, one is and deeded as unit owners, others truly are handicapped people living in the building. M. Sobel asked the status on the boardwalk light that was damaged: J. Gonzalez stated the fixture will be replaced when the boardwalk is replaced which will be the second week of January.

Old Business:

Owner's comments:

Dates of future meeting:

Next Board Meeting will be held on date to be decided. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by I. Ibrahim, All in favor to meeting adjourned at 3:59 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, December 17 2013 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel Ashwin Kesaria
Absent: Bryan Greenberg

Present was Joyce Gonzalez, General Manager
Owners present:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, December 13, 2013. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A. Kesaria made a motion to accept the minutes for November 25, 2013, Seconded by J. Plevel, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the November financial was within the budget for 2013. A. Kesaria stated several unit owners were claiming BB&T were posting checks late which were causing them to be charged late fees. J. Gonzalez to research this. There are 2 units on the delinquency report, 1 unit has Federal Expressed the funds, the other is out of town, J. Gonzalez is to notify unit owner and straightened out.

A. Kesaria made a motion to approve a deposit check in the amount of \$25,000.00 for the LED Lighting Project be released, Seconded by J. Plevel, All in favor, Motion carried unanimously.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the JMC turnover: we are in the final phase of negotiations with JMC. The board has received a Proposed Settlement Agreement and J. Hobach from JMC requested a meeting to review.

Management Report: Presented by J. Gonzalez
See attached report with minutes.

Old Business:

H. Beckers discussed the Car Charging Station. He and J. Gonzalez had met with the company NOVA Charge out of Tampa. H. Beckers stated he had met with Eric Waltz from the Resort to discuss the possibility of putting the charger on the first floor which would then be utilized by both the resort and the residents, but Mr. Walsh stated they will be placing theirs charger in their garage and not over at the residents. There were 3 areas identified as possible locations for the dual charging station unit. This unit is the same as the City of Clearwater's unit. The costs of the unit and the electric being installed would total \$11000.00 H. Beckers stated the association attorney would have to be notified to verify if the association can use assigned Guests Spaces or whether a membership vote would be necessary. H. Beckers stated that policies would need to be created and implemented. After a brief discussion it was agreed that J. Gonzalez research other options and models on

similar equipment and bring the findings to the board. A. Kesaria stated at this point this should be postponed until after the turnover issues are completed, J. Plevel, H. Beckers and B. Greenberg all agreed.

H. Beckers explained the Property Management Job Description was given to Attorney Tankel to review and approve, which he did. H. Beckers made a motion to approve the Managers updated job description as General Manager and Managing Agent for The Residences at Sandpearl, seconded by A. Kesaria, All in favor, Motion passed unanimously. Both the President and Manager will need to sign and date the document.

A discussion regarding the upholstering of the furniture on the 3rd floor, due to the cost this item will be placed on hold. J. Gonzalez will continue receiving quotes.

B. Greenberg explained the options that the employer has regarding the Employees Health Insurance. For 2014 the present plan will stay in place. J. Gonzalez to advise SOI the payroll company to make sure they have enough plans for the employees to chose from at an affordable cost.

H. Beckers thanked the Budget Committee for the incredible job they did with the 2014 budget. The committee consisted of Michael Sobel, Ashwin Kesaria, Bryan Greenberg and Joyce Gonzalez. The 2014 budget did not increase. J. Gonzalez was instructed to change several line items referring to the budget format and send the corrections to the board for their final review of the format.

A. Kesaria made a motion to approve the Proposed 2014 Budget with the changes to the format, at which time this will be sent to the membership, Seconded by H. Beckers, All in favor, Motion passed unanimously. The Proposed Budget Meeting will be on November 25, 2013 @ 3:00 pm.

Owner's comments:

N/A

Dates of future meeting:

November Meeting, Monday, November 25, 2013 @ 3:00 pm.

December Meeting, Tuesday, December 17, 2013 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

A motion was made by J. Plevel there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 4:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, October 22, 2013 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Bryan Greenberg Joseph Plevel Ashwin Kesaria

Present was Joyce Gonzalez, General Manager
Owners present: Mr. Washinko

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, October 18, 2013. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A. Kesaria made a motion to accept the minutes for July 25, 2013, August 19, 2013, September 17, 2013 and Membership Meeting September 17, 2013, Seconded by J. Plevel, All in favor, Motion passed unanimously.

H. Beckers stated that after speaking with Ashwin Kesaria he has accepted the position of Treasurer, as Mr. Ibrahim had resigned. H. Beckers made a motion to appoint A. Kesaria as Treasurer for the remaining term of 2013, Seconded by B. Greenberg, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria reviewed the September 2013 Financial Report. He stated in the Special Assessment account t there is \$63,972.00 Reserves \$913,533. A. Kesaria made a motion to pay off the credit line that is with the Bank of Tampa in the amount of \$50319.88, Seconded by B. Greenberg, All in favor, motion carried unanimously. A. Kesaria stated in the report from CA (Condominium Associates) that the Bank of Tampa and Wells Fargo Reserve Accounts the accounts are over the maximum bank FDIC limit of \$250,000.00. A. Kesaria made a motion to move the monies into new Money Market accounts with Wells Fargo and Bank of Tampa, Seconded by J. Plevel, All in favor, Motion carried unanimously. A. Kesaria discussed the Flood refund whether to reduce the monthly payment or wait until January at the end of the policy. It was decided to wait until January 2014. J. Gonzalez is to advise BB&T of this decision. A. Kesaria reviewed the delinquency report and one unit owner has not paid the last payment of the Special Assessment, J. Gonzalez has contacted owner several times in September and was told it would be taken care of as of October 22, 2013 no payment has been received. J. Gonzalez advised the board this unit has a long term lease. B. Greenberg made a motion to turn this over to Attorney Tankel for collections and advise attorney this unit is being leased, Seconded by A. Kesaria, All in favor, Motion passed unanimously. There was another unit owner who has never missed or been late since they moved in J. Gonzalez to notify her. J. Gonzalez is to waive the late fees for 3 unit owners as they have produced documentation they were not late. J. Gonzalez was instructed to waive amounts under \$5.00, such as 0.01, 0.10 etc. to clean up the delinquency.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the JMC turnover situation. Atty. Lazo has sent the final demand letter to JMC. John Hobach and Mr. Beckers are communicating regarding the items. Regarding a possible warranty bond, John Hobach declined on this. They discussed the wet slab issue and the Fire Sprinkler pipe issue. J. Hobach stated he should be able to reply within the next several weeks as the Real Estate issues were turned over to their Attorney. The leak in Unit 1406 has been addressed, the exterior was caulked and interior repaired, we will not know until it rains if the leak has been repaired. J. Gonzalez to monitor this.

H. Beckers discussed the open position on the board and all board members agreed not to fill the position as the election is only 3 months away.

H. Beckers discussed the amendment change and the association had received 2 attorney letters, one letter from a unit owner who is an attorney and the other letter came from a unit owner who hired his own attorney. The amendment after further review by Attorney Robert Tankel did not pass. H. Beckers will send a letter to the membership explaining.

Management Report: Presented by J. Gonzalez

See attached report with minutes.

Old Business:

H. Beckers discussed the Car Charging Station. He and J. Gonzalez had met with the company NOVA Charge out of Tampa. H. Beckers stated he had met with Eric Waltz from the Resort to discuss the possibility of putting the charger on the first floor which would then be utilized by both the resort and the residents, but Mr. Walsh stated they will be placing their charger in their garage and not over at the residents. There were 3 areas identified as possible locations for the dual charging station unit. This unit is the same as the City of Clearwater's unit. The costs of the unit and the electric being installed would total \$11000.00 H. Beckers stated the association attorney would have to be notified to verify if the association can use assigned Guests Spaces or whether a membership vote would be necessary. H. Beckers stated that policies would need to be created and implemented. After a brief discussion it was agreed that J. Gonzalez research other options and models on similar equipment and bring the findings to the board. A. Kesaria stated at this point this should be postponed until after the turnover issues are completed, J. Plevel, H. Beckers and B. Greenberg all agreed.

H. Beckers explained the Property Management Job Description was given to Attorney Tankel to review and approve, which he did. H. Beckers made a motion to approve the Managers updated job description as General Manager and Managing Agent for The Residences at Sandpearl, seconded by A. Kesaria, All in favor, Motion passed unanimously. Both the President and Manager will need to sign and date the document.

A discussion regarding the upholstering of the furniture on the 3rd floor, due to the cost this item will be placed on hold. J. Gonzalez will continue receiving quotes.

B. Greenberg explained the options that the employer has regarding the Employees Health Insurance. For 2014 the present plan will stay in place. J. Gonzalez to advise SOI the payroll company to make sure they have enough plans for the employees to choose from at an affordable cost.

H. Beckers thanked the Budget Committee for the incredible job they did with the 2014 budget. The committee consisted of Michael Sobel, Ashwin Kesaria, Bryan Greenberg and Joyce Gonzalez. The 2014 budget did not increase. J. Gonzalez was instructed to change several line items referring to the budget format and send the corrections to the board for their final review of the format.

A. Kesaria made a motion to approve the Proposed 2014 Budget with the changes to the format, at which time this will be sent to the membership, Seconded by H. Beckers, All in favor, Motion passed unanimously. The Proposed Budget Meeting will be on November 25, 2013 @ 3:00 pm.

Owner's comments:

N/A

Dates of future meeting:

November Meeting, Monday, November 25, 2013 @ 3:00 pm.
December Meeting, Tuesday, December 17, 2013 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

A motion was made by J. Plevel there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 4:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Monday, November 25, 2013 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Bryan Greenberg Joseph Plevel Ashwin Kesaria

Present was Joyce Gonzalez, General Manager
Present from Condominium Associates: Karen Baker
Owners present:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on November 11, 2013, per the Florida Statutes. Notices were mailed to all unit owners on October 25, 2013, which was in compliance of the Florida Statutes.

Minutes: A motion was made by Ashwin Kesaria to accept the minutes of the October 22, 2013 Seconded by Bryan Greenberg, All in favor, Motion passed unanimously.

Presentation of Proposed 2014 Budget: Presented by Ashwin Kesaria, Treasurer
After a brief discussion regarding the Monthly Maintenance Coupons, Karen Baker from CA Management stated the coupons will be ordered the week of November 25, 2013 and a cover letter will be prepared to be sent with the coupons.

A motion was made by H. Beckers to Adopt the Proposed 2014 Budget with funding of the reserves, Seconded by Joseph Plevel, All in favor, Motion passed unanimously.

Update on several items: Presented by J. Gonzalez

J. Gonzalez will verify that JMC has received invoices for reimbursement, verify the expansion joints are leaking and schedule the removal of 2-3 tiles in the locker rooms. J. Gonzalez to verify the association and the tile company have the tiles to replace ones that will be removed.

J. Gonzalez stated Unit Owner had written a letter to the board regarding the grassy area on the 3rd floor, and would like the board to consider his request. This letter was read into the minutes. The letter was from Unit 701. This will be discussed at next board meeting.

Dates of future meeting:

Next Board Meeting will be held on, Tuesday, December 27, 2013 at 3:00 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by J. Plevel, All in favor to meeting adjourned at 3:30 p.m.

Respectfully submitted,
Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

Minutes for
Emergency Board Meeting
Thursday, May 9, 2013

Meeting called to order at 3:00 p.m. by Dr. Kesaria

Present: Ibrahim Ibrahim Dr. Kesaria Joseph Plevel

Absent: Brian Greenberg Hilmer Beckers

Present engineering firm: Carter "Bud" Karins Karins Engineering

Management: Jo yce Gonzalez

An emergency board meeting was called regarding one of the JMC turnover items, Stucco Testing. There is some conflict s to whether JMC completed the work to the protocol.

Bud Karins reviewed what the Stucco Testing Protocol was and how it was to be completed. He also stated that during the testing either him or Michael Lehert was present from Karins Engineering.

B. Karins reviewed the "hollow sounding" and how the stucco is applied. B. Karins explained that there are areas the stucco did not stick to the cast in place concrete or on the columns that are smooth. I. Ibrahim asked iis this all over and a lot on the buildings and how much did they find? B. Karins explained they do not have an exact number. He estimated possible 5-10% have this hollow sound of what they tested. If the hollow sound is larger than a sheet of paper then the pinning is to take place. There are cracks in the some of the hollow areas. Belt Engineering is an outside contractor who does the "pinning" work. This company has no loyalties to either JMC or The Sandpearl. I. Ibrahim why did they have to mark the building in white paint could they not have used something else. B. Karins stated that is what the ASTM standard calls for so that is what we instructed them to do.

B. Karins then began explaining how the 2 stacks from 14 to 3 was to be pressure washed: the pressure washing should have been completed just like you were prepping to paint the building. That did not occur. I. Ibrahim why didn't you tell them to stop pressure washing or instruct them they were doing it wrong? B. Karins stated his representative Michael Lehert spoke to Jim Guildy, JMC engineer, that the pressure washing in his opinion was not completed properly. After a lengthy discussion, Jim Guildy and John Hobach were aware that Michael would test the areas the following day with an ASTM standard of taping and black velvet. J. Hobach instructed

Gail Cooper to purchase the Black Velvet material for the following day so that Michael from Karins Engineering could proceed with the test. The following day Michael proved the areas that were pressure washed had not been done properly; so the hydration testing was not complete. B. Karins explained stucco does not dry it cures. So for the repair on the hydration issue the following will have to occur: strip the paint which would remove the stucco, repair the stucco, and then paint.

B. Karins reviewed the pinning process. Every approximately 7 – 9” a pin is placed and he reviewed the calculations that are involved with that. Reviewed the estimated cost for 1 (one) pin which would be approximately \$19.64 per square foot for each repair. The repair would not have an indentation. I/ Ibrahim asked if the pinning will show and the answer was no. B. Karins explained the only advantage to pinning is the time. J. Plevel asked what is JMC position on this? B. Karins stated JMC was willing to do the pinning.

B. Karins stated the following issues still need to be addressed. After further discussion it was agreed that B. Karins will send JMC a letter advising and requesting the following: On Monday, May 13 the scaffolding contract is up, JMC will be responsible for the scaffolding after that date due to the lack of work being completed, JMC must redo the pressure wash test on the stucco to address the texture/hydration issue, B. Karin’s believes that there is an issue with the stucco. JMC can begin the pinning process for the areas that have been determined on those 2 stacks.

B. Karins is to write letter to JMC and cc the board on this. He is to write the letter immediately and give them a short time to respond.

J. Gonzalez submitted to Bud the proposal from the painting company where they stated they will pressure wash the areas that may have been missed. B. Karins presented photos that were taken where the stucco has peeled off and the stucco has turned to sand.

B. Greenberg had contacted J. Gonzalez and stated whatever the engineer and Atty. Conrad Lazo states he is in full agreement.

Meeting adjourned at 4:25 p.m.

Respectfully submitted:

By Joyce Gonzalez/G.M. LCAM

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday, June 27, 2013 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Bryan Greenberg Ibrahim Ibrahim Joseph Plevel
Absent: Ashwin Kesaria

Present was Joyce Gonzalez, General Manager
Present from management: no one
Owners present: Mr. & Mrs. Aupperle
Special guest:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Tuesday, June 25, 2013. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: H. Beckers from previous meeting are not prepared. J. Gonzalez will have for next meeting

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim stated there is no financial report yet but will review once The Continental Group sends over their final May report. I. Ibrahim reviewed 90 day unit owners asking these owners are addressed. J. Gonzalez stated she had received the monies and has copies of checks, the checks were sent to Management Company. I. Ibrahim stated will have a financial report for the next board meeting.

A brief discussion occurred regarding the First Floor Easement and garage parking: Parking issue if resident or guests are blocked in what rights do the association have? J. Gonzalez was requested to email a copy of the Easement agreement to all board members.

President Report: Presented by Hilmer Beckers

Flood Zone update: H. Beckers stated the Flood Zone recertification has been approved the official date the new zoning will go into effect will be October 4, 2013. At that time the flood policy will cover each unit for the maximum amount of \$250,000.00. The estimated cost will be no more than \$20,000.00. The agent will request a refund from the present policy for October, November and December. I. Ibrahim stated unit owners insurance coming due now are shopping around and should be notified. B. Greenberg stated there will be no reason any unit owner will need to purchase a difference in coverage policy after October 4, 2013. Congratulations to the board for pursuing this for the residents.

H. Beckers reviewed how the JMC turnover was going: Three main issues were discussed; stucco, sliding glass doors and wet deck slab. H. Beckers reviewed the 2 questions on the stucco. Issues with Wet Deck; JMC agreed to submit a protocol for the repair of the men's/woman's steam room. Once that is received will review and proceed. SGD issue Frank Fralick will have all information within the next 2 weeks for review. I. Ibrahim requested all reports from all parties; H. Beckers stated Karins and Frank Fralick are working together to get everything finalized. I. Ibrahim wants proof of where the water is coming from, one source is from the steam room/s. H. Beckers stated JMC has signed the tolling agreement and the agreement was sent to Atty. Conrad

Lazo. H. Beckers will be speaking with Frank Fralick and Atty Lazo in the upcoming week. H. Beckers will send the final list of items to Atty. Lazo.

Discussion ensued regarding the repair/painting of the building which the repair with the pinning has been completed on the East side of the building as well as the painting of those areas where the testing was completed. I. Ibrahim asked what was going to happen with the remaining pinning for this building and Phase 2 and are we seeking bids to paint, I. Ibrahim stated the remaining portion of Phase 1 does not need to be painted at this time but felt should be prepared and wait until next year.

Management Report:

- Approval for pressure cleaning of first floor
- Approve mailing of amendment package

Old Business:

A brief discussion ensued regarding how the approval of all leases and new sales are conducted. I. Ibrahim requested that Board of Directors sign all approvals. J. Gonzalez is to gather all necessary information and present to the board as to how previous boards set this process up.

A discussion regarding the mailing of the amendment package prepared by Attorney Robert Tankel had combined 2 items. The board has agreed to send the amendment change for only the percentages to be changed. J. Gonzalez to email updated amendment packet to all board members and if all are in agreement this will be mailed to membership.

B. Greenberg made a motion to approve the proposed amendment with the condition of all board members approve for mailing, Seconded by H. Beckers, all in favor, motion carried unanimously.

New Business:

ECO – LED lighting proposal along with 2 other proposals were presented to change all fluorescent bulbs on the first and second floor garage was presented, the savings is substantial. H. Beckers requested another proposal for the entire interior lighting of the building be presented at the next meeting. Also look into what federal rebate programs, if any, are available. B. Greenberg requested the interest rate at BB&T investigated instead of financing this new project with this company. J. Gonzalez is to have for next board meeting. I. Ibrahim stated the internet has good pricing at a tremendous savings. The proposals presented were from 3 companies with all of the same specifications.

With regard to the first floor J. Gonzalez to verify how the florescent bulbs are separated on a separate meter.

I. Ibrahim requested the first floor garage be pressure cleaned 1 x a month, J. Gonzalez explained the maintenance and janitorial was set up by The Sandpearl Resort, and is included in the first floor budget. At the present time the dollars allocated are for 2 x a year to pressure clean.

J. Gonzalez presented the 3 Cleaning proposals for the First Floor Garage. The board reviewed and asked J. Gonzalez to negotiate to get the cost lowered. B. Greenberg made a motion to clean the first floor garage with a cap of \$9,000.00, Seconded by H. Beckers, all in favor, motion passed unanimously.

I. Ibrahim requested J. Gonzalez to speak with Ken Morris from Flood Zone regarding a permanent permit for the dunes.

H. Beckers explained the proposal presented from Karins Engineering regarding the painting and coatings of the building and the bidding process. Karins has knowledge of any issues with regards to the stucco. After a discussion H. Beckers made a motion to hire Karins Engineering to prepare a project manual and begin the process of sealed bids, Seconded by I. Ibrahim, all in favor, motion passed unanimously.

Owner's comments:

Dates of future meeting:

Next meeting will be on Thursday, July 25, 2013 at 3:00 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by I. Ibrahim there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 5:25 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday, July 25, 2013 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 3:06 p.m.

Present were: Bryan Greenberg Ibrahim Ibrahim Joseph Plevel Ashwin Kesaria
Absent:

Present was Joyce Gonzalez, General Manager
Present from management: -0-
Owners present: Mr. Washinko
Special guest:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, July 22, 2013. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: I. Ibrahim made a motion to accept the minutes from May 21, 2013 and June 27, 2013, Seconded by H. Beckers, All in favor, Motion carried unanimously.

At this time, the issue regarding the car charger was discussed. Unit Owner, Shawn Washinko, was present and had requested to discuss this issue.

Mr. Washinko stated he received the Attorney letter regarding the car charger issue and requested in the future the board speak with him directly and have an open dialogue. He stated there were items stated in the letter that in his opinion, were incorrect and went on to explain how and where the association could install or implement a designated guest space for this issue. He explained the different methods that are available in the market. After a brief discussion, Mr. Washinko requested that he be permitted to use an existing outlet for the purpose of charging his vehicle: H. Beckers stated along with all of the board members have reviewed this request before and H. Beckers stated the board's role is to look out for the needs of all residents and there were other concerns which came from both the associations' attorney: the use of a common element which will impact all unit owners and would need a vote of the membership. The insurance agent stated this would be a liability to the entire membership. B. Greenberg stated use of extension cords could be a trip hazard also permitting one unit owner would mean that all unit owners would need to be permitted. H. Beckers stated at this time there is no way to accommodate this request but stated again this would be something that would be a community project which will need membership approval. The board thanked Mr. Washinko.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim stated he had visited the new Management Company, Condominium Associates and at the present moment he is ok with the systems they have in place. I. Ibrahim reviewed Delinquency Report stated there are unit owners who have not paid the Special Assessment and instructed J. Gonzalez to work on these units. I. Ibrahim reviewed the reserve accounts and stated there is an error in coding regarding this and will be reviewing. The amount is \$18 – 19,000.00. I. Ibrahim stated at the present time the association is over budget in several areas and will be working on these areas to keep the items in line with the budget. I. Ibrahim reviewed the credit line balance and explained plan to reduce the balance. I. Ibrahim made a motion to reduce the loan by \$82,000.00 which will leave a balance of \$50,000.00, seconded by A. Kesaria, B. Greenberg stated if there is a need in the future we can go back and request, after a discussion the motion was called, All in favor, Motion carried unanimously. I. Ibrahim will take care of this by June 26, 2013.

After discussing the turnover invoices, I. Ibrahim made a motion to approve Slider Engineering Invoices for the following dates: May 20 and June 17, 2013, and Fowler, White for the May and June invoices, Seconded by B. Greenberg, All in favor, Motion carried unanimously.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed how the JMC turnover was going and stated things are progressing. H. Beckers made a motion to dismiss Slider Engineering, and requested the retainer which Slider Engineering was given in the amount of \$5,000.00 be returned and requested Frank Fralick to take over supervision on all turnover issues as needed, Seconded by, I. Ibrahim. All in favor, Motion carried unanimously. H. Beckers will notify Conrad Lazo to advise Slider Engineering. H. Beckers gave update on the Painting/Waterproofing project manual and reviewed some of the issues the association is having regarding the stucco hydration and hollow issues and stated these are being addressed in the manual. H. Beckers reviewed the Sliding Glass Door issues and how the attorney was handling this item.

H. Beckers made a motion for Attorney Ted Tamargo to proceed with the survey of the First Floor, Seconded by I. Ibrahim, All in favor, Motion passed unanimously.

H. Beckers stated the Flood Zone Rezoning will take affect officially on October 4, 2013. A letter will be sent to all unit owners explain this change.

Management Report: Presented by J. Gonzalez

I. Ibrahim brought up the issue regarding the clearing and clearing of the dunes. J. Gonzalez explained over the past several years she was instructed to not spend association's monies to clean the dunes since this is city property. I. Ibrahim stated he and the board would like the staff to begin removing all debris on the dunes daily. After a discussion all board members agreed. J. Gonzalez will instruct staff to remove all debris one (1) time a day, with the acceptance of any hazardous items, at which time, the City of Clearwater will be contacted, as they are the agency who are responsible for the dunes. Regarding the roots growing outside of the actual dunes this will be addressed when the backhoe company is contacted to do the work.

J. Gonzalez reviewed the pool incident and stated everything was completed per the health department regulations. J. Gonzalez stated there is a camera on the pool deck that rotates and at the time of the incident there were many children in the pool. J. Gonzalez was instructed to take further action and investigate. Also J. Gonzalez was instructed to make adjustments to the camera on the pool deck to focus more on the pool itself. B. Greenberg requested the property be reviewed to find any inefficiency and to see if more cameras are necessary. J. Gonzalez is to work on this and report back to the board. Due to the high number of leases in June and July, J. Gonzalez is to put a packet together for the September Meeting of all incidents which occurred, Leases, Guests, etc.

Old Business:

J. Gonzalez presented the ECO Lighting Proposal for the interior lighting explaining the final illumination will be completed over the next several weeks, at which time she will notify all board members to look at the areas where the new bulbs were placed. I. Ibrahim questioned how this project would be completed and the costs incurred. J. Gonzalez explained the staff will be working with the company to reduce the costs. I. Ibrahim stated he needed additional time to study, although the information had been given months ago. B. Greenberg stated he had spoken with an individual who is knowledgeable in this area and stated this is a good package. H. Beckers made a motion to accept ECO Lighting proposal to replace all interior lights in both Phase 1 and Phase 2, financing this project as the insurance is done, Seconded by A. Kesaria, All in favor - 4 in favor 1 opposed, I. Ibrahim wants more time to review. J. Gonzalez is to contact BB&T to get the paperwork for the financing of this project as previously agreed upon.

New Business:

J. Gonzalez read each of the unit owner's emails and letters regarding the request for island type music being installed on the pool deck area and a Tiki bar on the grassy area on the 3rd floor. A discussion ensued A. Kesaria made a motion to decline the request for pool music and a Tiki bar, Seconded by B. Greenberg, All in favor, Motion carried unanimously.

• Owner's comments:

Dates of future meeting:

Next meeting will be on August 22, 2013 at 3:00 p.m. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 5:25 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday, August 22, 2013 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 4:00 p.m.

Present were: Bryan Greenberg Ibrahim Ibrahim Joseph Plevel Ashwin Kesaria

Absent:

Present was Joyce Gonzalez, General Manager

Owners present: Mr. and Mrs. Aupperle

Special guest:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, August 19, 2013. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: J. Gonzalez stated minutes will be at next meeting

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim stated he has reviewed the July 2013 Financial Report. He stated there are additional income items which the previous management company had not presented: the rental income from Unit 506 and income from the Unit Maintenance Program. All previous monies received will be credited accordingly. I. Ibrahim reviewed Delinquency Report stated there are several unit owners who have not paid the Special Assessment instructed J. Gonzalez to finalize the collections on these units. I. Ibrahim stated the association is over budget and this is due to the turnover expenses. After discussing the turnover invoices, H. Beckers made a motion to approve Fowler, White invoice, Seconded by A. Kesaria, All in favor, Motion carried unanimously. H. Beckers explained Attorney Fowler is preparing the draft of final demands and negotiations. J. Gonzalez to contact Commercial Plastering for Lien Release.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed how the JMC turnover was going and stated things are progressing. Atty. Lazo is continuing with the SGD issue and after JMC agrees to final water leak issues on the steam rooms this will be put in as part of the negotiations. H. Beckers reviewed the real estate issues and the Declaration of Easement and stated Atty. Ted Tamargo is working on the negotiating points, once he has this completed his analysis and recommendations the board will review and then will become part of the final negotiations with JMC. H. Beckers made a motion as part of the final settlement agreement with JMC the transfer of ownership for the Boardwalk from The Sandpearl LLC/JMC to The Residences at Sandpearl Resort Owners' Association, Inc. will occur at that time. Seconded by A. Kesaria, All in favor, Motion carried unanimously. H. Beckers explained a survey of the property needed to be completed with regards to the first floor easement and due to timing the board had taken a vote permitting Atty. Tamargo to proceed with the survey of the property. The board resolution will be in these minutes. H. Beckers explained all of the landscaping on the first floor which is the perimeter of the building is owned by The Sandpearl LLC. This was determined in the survey completed by Atty. Tamargo. He is also reviewing the parking spaces on the first and second floor that belong to the residents. J. Gonzalez is to confirm the number of parking spaces including the Guest spaces and report back to him. The storm vault is owned by The Residences at Sandpearl. However the permit is still in the name of JMC/The Sandpearl LLC and will need to be changed. The storm vault will need to be certified every 3 years by an outside engineering firm and a permit is needed. The issue regarding the sprinkler pipes in the garage which is corrosion will also be part of the settlement agreement

depending on the testing results. Richard Lewis and Tampa Bay Fire will be conducting the tests in the following weeks. H. Beckers explained Mr. Anderson of the Clearwater Marine Aquarium met with J. Gonzalez and stated the lights located on the 2nd floor garage on the West wall and the row directly East of that area need to be changed or removed as the association is in violation of the code with regards to the Sea Turtles. J. Gonzalez is contacting the insurance agent to find out if there will be any liability issues with regards to the illumination if the bulbs are covered or changed to the color CMA are requesting or totally removing these bulbs. After a discussion J. Gonzalez has been instructed to contact Atty. Tankel with regards to this matter and will report at the next meeting.

H. Beckers made a motion for Attorney Ted Tamargo to proceed with the survey of the First Floor, Seconded by I. Ibrahim, All in favor, Motion carried unanimously.

H. Beckers stated the Flood Rezoning will take affect officially on October 4, 2013. A letter will be sent to all unit owners explaining this change.

Management Report: Presented by J. Gonzalez

J. Gonzalez read the request from Unit 503-1, his request was for the association to email his letter to all residents. J. Gonzalez explained to the board that no one had ever requested this before. After a discussion the board agreed the letter will be read at the membership meeting, per the policy.

J. Gonzalez read the email request from Unit 1101-1 requesting to head a special committee for the website. After a discussion the board thanked Mr. Brendel but not at this time.

J. Gonzalez read the request from Unit 1107-1 suggesting a printer, scanner, fax machine be set up either in the conference room or Library and then set a policy on how to control the use expenses, etc. After a discussion the board thanked Mr. Tuli but felt this service is already available with the Concierge.

I. Ibrahim requested J. Gonzalez to place an article in the newsletter regarding how noisy many Sliding Glass Doors are due to the rollers and tracks being bad and remind residents there is a company who has completed many doors in the building.

H. Beckers made a motion to accept the proposal from Valued Consultants for the updated 2013 Building Appraisal which must be completed per the Florida Statues every 3 years, Seconded by B. Greenberg, All in favor, Motion carried unanimously.

J. Gonzalez reviewed her meeting with Gail Cooper from JMC regarding the Lobster Pot dirt on walkway and grease pit outside. G. Cooper will be presenting some remedies.

Old Business:

J. Gonzalez to work on the proxies for the upcoming membership meeting.

New Business:

Owner's comments:

Mrs. Aupperle stated had the board not handled the turnover issues in the manner they have the cost incurred would have been much more costly to all unit owners and thanked the board.

Dates of future meeting:

Next meeting will be on September 17, 2013 at 4:00 p.m. immediately following the membership meeting. J. Gonzalez is to email all board members to verify date.

A motion was made by H. Beckers there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 5:25 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, September 17, 2013 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 3:55 p.m.

Present were: Bryan Greenberg Ibrahim Ibrahim Joseph Plevel Ashwin Kesaria

Present was Joyce Gonzalez, General Manager

Owners present:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, September 13, 2013. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: J. Gonzalez stated minutes were emailed to all board members but several members did not receive them. The minutes will be available at the next meeting.

Financial report: Presented by Ibrahim Ibrahim, Treasurer

I. Ibrahim stated he has reviewed the August 2013 Financial Report. He stated several Special Assessment payments have not been received and instructed J. Gonzalez to finalize the collections on these units for the Special Assessments. Also state the Sandpearl Resort is past due in the amount of \$1,798.00. J. Gonzalez to find out why. I. Ibrahim stated the association is over budget. One reason is due to the turnover expenses and other reason was the new Flood Zoning that was completed, along with the new Flood Policy which was bound. I. Ibrahim made a motion to purchase the new flood insurance for the amount of \$15,920.00, Seconded by A. Kesaria, All in favor, Motion carried unanimously. Regarding the old Flood policy there will be a refund received by the association. I. Ibrahim stated payroll for July is over \$38,000.00 and wants J. Gonzalez to look into the reason why. He explained the payroll had gone to a bi-monthly payment. After discussing the turnover invoices, I. Ibrahim made a motion to approve Fowler, White invoice in the amount of \$9,992.00 Karins Engineering \$2,020.00 and Frank Frelick in the amount of \$1,255.00, Seconded by H. Beckers, All in favor, Motion carried unanimously.

I. Ibrahim wanted to discuss THE Insurance Package that was purchased January 2013. I. Ibrahim stated the Insurance e Committee needs to receive 3 bids. B. Greenberg stated there were 3 quotes received and the committee brought this to the entire board for their vote and approval. B. Greenberg reviewed how the Agent of Record and insurance quotes are received. After a discussion H. Beckers stated "for the record the insurance packages were discussed in November and were brought to the board for their final review."

I. Ibrahim made a motion to approve the opening of a Money Market at BB&T in the amount of \$200,000.00. These monies were moved from one of the reserve accounts to stay within the maximum bank FDIC requirements. The President, Treasurer and Condominium Associates are the signers and the only persons who can move monies are the President and Treasurer.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed how the JMC turnover Atty. Lazo is finalizing the demand letter and the letter will be sent out next week. B. Greenberg stated once the letter is sent JMC will have 30 days to respond. Mediation will be schedule possible January. The leak in Unit 1406 was reviewed and US Windows will be doing the repair for

\$300.00, then when the painting occurs the final repair will be completed. This is being done without any scaffolding.

H. Beckers would like the 2014 Budget Committee to be gathered and get started. B. Greenberg stated he would be on the committee, as well as A. Kesaria and Michael Sobel. I. Ibrahim stated he would chair this as the Treasurer. The time frame is important. J. Gonzalez to contact CA, Management Company and get the necessary information, dates, etc. and report back to the Treasurer.

I. Ibrahim made a motion to renew the 2013 audit with Price and Associates, they will handle the audit and all taxes for the 2013 year, Seconded by B. Greenberg, All in favor, Motion carried unanimously.

Management Report: Presented by J. Gonzalez
none

Owner's comments:

N/A

Dates of future meeting:

Next meeting will be on Tuesday, October 22, 2013 @ 3:00 p.m.

November Meeting, Thursday, November 21, 2013 @ 3:00 pm.

December Meeting, Tuesday, December 17, 2013 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

A motion was made by I. Ibrahim there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 4:50 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owner's Association, Inc. Membership Meeting Minutes January 31, 2013

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, January 31, 2013 in the Community Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 4:300 p.m. Present were:

Hilmer Beckers Bryan Greenberg Mike Sobel Ibrahim Ibrahim
Joseph Plevel

A quorum was attained with a total of 61 units represented in person or by proxy; 10 in person and 51 proxies.

Mr. & Mrs. Ashwin Kesaria volunteered to monitor the signing in of owners and confirm the count, assisted by Maureen Connelly, The Continental Group.

Present was Joyce Gonzalez, General Manager, and Maureen Connelly, The Continental Group management.

Residents present were:

Mrs. Sally Laufer Mr. & Mrs. Frick
Mr. & Mrs. Kesaria Dr. Ashraf Hanna Mr. Kent Taylor
Ms. Betta – Garel Jones

Proof of notice of meeting:

Joyce Gonzalez confirmed that First and Second Notices were mailed in accordance with Florida Statutes and also posted in Phase I and Phase II. Notices were emailed to homeowners who have provided email addresses to the Association.

Hilmer Beckers made last call for ballots before the committee begins counting.

Election Results:

The purpose of this meeting was to conduct an election for the 2013 board of directors. The following residents submitted their name to run for the 2013 Board of Directors:

Hilmer Beckers, Bryan Greenberg, Ibrahim Ibrahim, , Michael Sobel. Joseph Plevel, Bill Corrao

Hilmer Beckers, Bryan Greenberg, Michael Sobel, Joseph Plevel were elected to serve on the Board of Directors for the upcoming year.

The new board thanked Mr. Corrao for running for the board.

Minutes:

A motion was made by Hilmer Beckers, to approve the minutes of the January 28, 2012 membership meeting, Seconded by Bryan Greenberg, All in favor Motion carried unanimously.

President Report:

H. Beckers reviewed the progress being made with regards to the turnover items and anticipate all will be completed in the upcoming year.

H. Beckers also reviewed the Flood Recertification that has begun which will change the zone for the flood insurance. The board has a company who is working diligently to make this occur. Explained the findings should take place in approximately 6 months, at which time we will advise the membership.

Financial report:

Mike Sobel gave a brief review of the associations' financial status. Also, discussed the association has only 1 unit that are seriously delinquent. This unit went to judgment and the association won the judgment and the association is looking to put the unit up for sale. Reviewed the P & L and the difference that is showed is due to timing. What was the actual v budgeted figures the association would have done fine had the turnover issues not taken place. Mr. Sobel expressed a sincere thank you to Mr. Ibrahim Ibrahim for his helpful ideas along with working the committees, and attending board meetings.

Engineer Committee:

Hilmer Beckers explained that at the present moment the issues have been presented to the developer and the association is working with an outside engineering firm to confirm that all items are repaired correctly. He will continue to keep the residents informed as progress is made.

Unfinished Business:

There being no unfinished business the meeting was opened to the residents for questions or comments.

The meeting was adjourned at 6:00 p.m.

Dates of next Annual meeting:

January 2014, Annual Meeting

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.

Immediately following the Membership Meeting an Organizational Meeting took place with the following results:

B. Greenberg made a motion to nominate Hilmer Beckers for President, Seconded by Ibrahim Ibrahim, all in favor, motion carried unanimously.

H. Beckers made a motion to no minute Brian Greenberg for Secretary, Seconded by Michael Sobel, all in favor motion passed unanimously.

Michael Sobel nominated Ibrahim Ibrahim as Treasurer, Seconded by Brian Greenberg, all in favor, motion passed unanimously.

H. Beckers made a motion to nominate Joseph Plevel for Vice- President, Seconded by Ibrahim Ibrahim, all in favor, motion passed unanimously.

B. Greenberg made a motion to nominate Michael Sobel for Vice-President, all in favor, motion passed unanimously.

Meeting adjourned at 6:15 pm

Respectfully submitted,

**Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owner's Association, Inc.**

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, July 24, 2014 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel Ashwin Kesaria William Selvidge

Absent: Bryan Greenberg

Guest:

Present: Joyce Gonzalez, General Manager

Owners present: Dr. Tom Greenwood

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, July 21, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: J. Plevel made a motion to approve the minutes from June 26, 2014 Seconded by W. Selvidge, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the June 31, 2014 Financial was within the budget. J. Gonzalez to review item on financial statement with Management Company. An issue with Otis Elevator there appears to be an overpayment and J. Gonzalez is working to clear that up. There is a deficit showing due to the full payment of the steam room renovation. A. Kesaria made a motion to pay for \$22,314.20 for steam room renovation out of the Insurance Reserve and replace those funds when monies are received from JMC Developer, Seconded by H. Beckers, All in favor, Motion Carried unanimously. Delinquency there are several small amounts and only 1 unit that is behind.

President Report: Presented by Hilmer Beckers

H. Beckers stated he had received an email from Bryan Greenberg resigning since he sold his unit, he will no longer be on the board. Mr. Greenberg stated it was a pleasure to have been part of The Residences at Sandpearl Board of Directors. H. Beckers briefly reviewed the JMC turnover issues, things are moving along. He. Stated the first Lox On Conditioner sealer for the soft texture issue was applied but failed. The next test will be on Thursday, July 31. The issue with the 2nd floor ceiling and efflorescence was being created by the steam room leaking; there was also a code violation. The water penetrations and leaks have been repaired. However during the renovation there was more damage than anticipated. We have requested that JMC, Developer, pay for the entire renovation. H. Beckers stated J. Gonzalez and Karins Engineering will be conducting a test and Karins will prepare a preliminary report then another one in 90 days to determine if there is any water still flowing thru the slab.

A discussion ensued regarding the noise issue that was brought to the boards attention. J. Plevel stated there is a company who could conduct a decimal test, A. Kesaria stated this should be between the unit owners and have them sort this out since it is not affecting anyone else except those 2 units. After further discussion, A. Kesaria made a motion this matter is between the 2 unit owners and the board should not get further involved at this time, Seconded by H. Beckers, all in favor, motion carried unanimously.

H. Beckers made a motion to approve the purchase of new treadmill and pay out of the reserve account earmarked Exercise Equipment, Seconded by A. Kesaria, all in favor, motion carried unanimously.

A discussion regarding the damage done to the wood floor during a party: J. Gonzalez received proposals to repair and due to the cost a recommendation was made to deduct \$500.00 from the deposit and put towards the new floor when that takes place. W. Selvidge made a motion that \$500.00 be kept out of the deposit and put towards the refurbishing of the entire floor, Seconded by H. Beckers, all in favor, motion passed unanimously.

H. Beckers briefly reviewed the information Jessica Knox/Attorney had sent with regards to the possible amendment change from 30 to 90 days, he feels explanation is good however one of the main issues is the voting requirements due to 3 different locations in the condominium documents. W. Selvidge stated he would like to bring all areas in alignment. A. Kesaria agreed however getting this completed will be difficult. Unit owners who don't vote will be counted against the vote. The last time the board tried this it failed and is not sure which way to go, change all areas or the lease portion only. A. Kesaria also stated the percentages in the attorney letter are incorrect. Unit owner T. Greenwood stated letters should outline the problems that are occurring and explain all points making each point very clear so all unit owners will understand the reasoning behind this request.

W. Selvidge made a motion to proceed with an amendment change letter to include all statistics regarding a lease change from 30 – 90 days; Seconded by H. Beckers, All in favor J. Plevel, H. Beckers, W. Selvidge, A. Kesaria abstained from voting.

After a brief discussion H. Beckers will work on a follow up letter to send to the community and will present to the board.

Management Report: Presented by J. Gonzalez

Old Business:

Pelican Parking Garage: Dr. William Selvidge

W. Selvidge reviewed the traffic study that the city had presented and it was 3 years old with very old software so the information in his opinion is not accurate. W. Selvidge also stated the City of Clearwater Police have been out on the weekends.

New Business:

T. Greenwood reviewed some landscaping changes on Baymont St. which could be planted to detour people from walking on the associations property. T. Greenwood also stated by doing these some simple changes to the landscaping along with the total tree removal would be beneficial without inconveniencing the residents. T. Greenwood presented a drawing of a possible way of doing this area and the entrance to the residences. H. Beckers stated we will continue reviewing and looking into this, however the association does not own this property.

H. Beckers thanked all of the unit owners for attending.

Owner's comments:

Dates of future meeting: Thursday, August 28, , 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, J. Plevel All in favor to meeting adjourned at 4:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, May 29, 2014 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel Ashwin Kesaria Bryan Greenberg William Selvidge

Absent:

Guest: Jessica Knox, Esq and Robert Levine, both employed at Attorney Robert Tankel's firm

Present: Joyce Gonzalez, General Manager

Owners present: Mr. Al Brendel, Dr. Tom Greenwood

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, May 26, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: H. Beckers made a motion to approve the minutes from March 25, 2014 and April 29, 2014 Seconded by W. Selvidge, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the May Financial was within the budget for 2014. The association will be reimbursing 2 units as they sold and did not stop their maintenance payments.

First Floor Resort will be invoiced from the Tru Up Audit for 2013. The amount is \$19,825.00. The resort will want to review all of the costs; J. Gonzalez will meet with them once they have reviewed.

A. Kesaria stated there is a \$42,000.00 deficit showing on the financial this is due to the bad debt write off for Unit 506. The delinquency report in general has some minor amounts, J. Gonzalez to write off all small amounts.

H. Beckers made a motion to approve the April financial as presented, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

A discussion ensued regarding the purchase of defibrillators: this was voted on in the past and we need to have one in the exercise room. A. Kesaria explained there is no liability as there is a Good Samaritan Law which will cover this. A. Kesaria made a motion to purchase a defibrillator for the exercise room, Seconded by, W. Selvidge, All in favor, Motion carried unanimously. A. Kesaria made a motion to pay for this out of deferred maintenance, Seconded by H. Beckers, All in favor, Motion carried unanimously. J. Gonzalez to take care of this as soon as possible.

President Report: Presented by Hilmer Beckers

H. Beckers briefly reviewed the JMC turnover issues, things are moving along.

H. Beckers received a letter from Unit 1504 thanking the entire board for all they do.

H. Beckers stated there is an issue with the guests of tenants and tenants themselves. We have tried in the past to address this issue by changing from present 30 day rental to 90 day rental, membership voted it down so it did not pass. This issue will be discussed in old business.

Management Report: Presented by J. Gonzalez

J. Gonzalez reviewed the First Floor Wall repair: the wall belongs to The Sandpearl LLC., damage is caused from Clear Sky employees throwing things out the back door. J. Gonzalez was instructed to submit the proposal for repairs to The Sandpearl LLC and JMC/John Hobach.

Old Business:

H. Beckers explained during the renovation in the steam rooms the men's wall between the shower and steam room is damaged and must be replaced. H. Beckers made a motion to complete the wall repair and install with tile instead of wallpaper, charge back JMC, Seconded by A. Kesaria, All in favor, Motion carried unanimously.

Update on Painting Project everything is progressing and appear to be on schedule.

Pelican Parking Garage:

W. Selvidge reviewed what the association attorney had completed with regards to the Pelican Parking Garage. W. Selvidge reviewed all of the documentation that he and Dr. Tom Greenwood had collected. They counted the number of vehicles that park, drop off, and pick up, along with all of the other issues such as trash, inappropriate behavior. All of this is occurring on Baymont St. Dr. Greenwood has put a petition together with same issues the association attorney addressed in his letters to the city.

H. Beckers stated the board opposes the 7+ story garage; and would like the original Beach by design plan to stand. He reviewed his meeting with other regarding this issue and everyone is against but do understand that parking is needed. H. Beckers reviewed the process the city is taking for approval and when the meetings will be taking place. H. Beckers asked any unit owners present to send their recommendations to the board.

After a discussion regarding the petition, it was decided that no petition would be sent.

New Business:

H. Beckers stated Atty. Jessica Knox and Robert Levine, were present to review the association's questions with regards to changing the leasing requirements. J. Knox reviewed what the statutory requirements are to change an amendment. One is the Grandfathering of a unit owner, this would only apply to owners who vote in favor of the amendment change or purchase after the date the amendment passed.

A discussion with regards to secret ballot voting for this amendment change, the answer was no secret ballot voting is permitted.

A. Kesaria made a motion to send the proposed amendment change of 30 day leasing policy to a minimum of 90 days, Seconded by J. Plevel, all in favor motion carried.

After further discussion H. Beckers requested J. Knox prepare a letter with all of the necessary information to be sent to all unit owners. In the letter explain why this issue is being brought up again. This will be presented at the next board meeting.

A. Brendel stated this would be a change to the condominium documents and if presented to the community in the correct manner could be done. He stated educating the unit owners of the issues by speaking with owners on the telephone, advertise it, explain damage being done to common area and to units. This is a premier property and having a long term lease would be beneficial to the unit owners. This type of property would be easy to lease the same for 90 days as it is for 30 days.

J. Know stated one way would be to have the board do the educating to the unit owners or a committee who understood the issues. This should be done for at least 30 – 45 days before the proposed amendment is sent to unit owners.

H. Beckers tabled this issue until the next board meeting.

A. Kesaria made a motion to approve the purchase of a new copier for the office, Seconded by H. Beckers, All in favor, Motion passed unanimously.

H. Beckers thanked all of the unit owners for attending.

Owner's comments:

Dates of future meeting:

Thursday, June 26, , 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

J. Plevel made a motion to adjourn the meeting there being no further business, Seconded by B. Greenberg, All in favor to meeting adjourned at 4:30 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on September 25, 20 Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel William Selvidge
Absent: Ashwin Kesaria
Guest:
Present: Joyce Gonzalez, General Manager
Owners present: Dr. Tom Greenwood,

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Monday, September 22, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: J. Plevel made a motion to approve the minutes from July 24, 2014 Seconded by H. Beckers, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the July 31, 2014 Financial was within the budget. Unit 506 the bank has contacted the association and has agreed to pay \$9,120.00 of back assessments. This amount is the maximum amount they are responsible for. The bank also agreed to pay all past due assessments including late fees due since they took possession. J. Gonzalez met with the resort regarding the 2013 Tru up amount of \$19,825.00 they are satisfied and will be sending the check. Delinquency 1 (one) unit has paid the second unit will be sent to the attorney if payment is not received.

President Report: Presented by Hilmer Beckers

H. Beckers requested J. Gonzalez send a letter to the community requesting volunteers to sit on the Budget Committee. Mr. Lee Allen, who was present, volunteered for this committee. J. Gonzalez to schedule meeting with Brighthouse Cable to review contract.

H. Beckers stated the board had received a certified letter from JMC and Jim Guildy/Engineer consultant for JMC. Stating what there discrepancies are. Mr. Michael Cheezum President of JMC requested a meeting with the board. All board members agreed to schedule the meeting. J. Gonzalez is to forward the letter to Attorney Lazo. H. Beckers stated if the board would like to meet prior to the meeting with Mr. Cheezum let him know so it can be scheduled.

H. Beckers reviewed the 2 areas of expansion joints that will need to be installed as there are none at the present moment and the stucco and present joint continues to fail which allows water penetration. A. Kesaria made a motion to repair the expansion joints on the North side of the pool deck in the amount of \$2800.00 and the South side of the pool deck in the amount of \$5,250.00, Seconded by J. Plevel, All in favor, Motion passed unanimously. H. Beckers reviewed the Wet Deck issue and where the slab had been cut in the resident locker. Michael from Karins Engineering has presented a report and requested a 3 month extension before closing this area up. He wants to verify the water issue has been resolved. J. Gonzalez to monitor this and report her findings to Karins.

Management Report: Presented by J. Gonzalez

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on October 21, 2014 Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel William Selvidge Ashwin Kesaria

Absent:

Guest: Christine Dolandi/ Brighthouse

Present: Joyce Gonzalez, General Manager

Owners present: Dr. Tom Greenwood, Mr. & Mrs. Aupperle, Mr. Al Brendel, Mr. Washinko

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Friday, October 17, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: Dr. Ashwin Kesaria made a motion to approve the minutes from August 28, 2014 and September 25, 2014 Seconded by Dr. William Selvidge, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the September, 2014 Financial was within the budget. Delinquency 2 unit owners, 1 (one) unit has paid the second unit will be sent to the attorney if payment is not received.

President Report: Presented by Hilmer Beckers

H. Beckers stated a meeting with Michael Cheezum, President of JMC had taken place and all parties are working toward finalizing the developer turnover issues. The storm vault will be turned over to the association one the transfer has been approved by the DEP. An application for a separate permitting the name of The Sandpearl Residences is being applied for by JMC. The storm vault cannot be transferred until the permitting process has been completed.

Additional Stucco samples have been sent to the lab and we are awaiting the experts final results..

H. Beckers requested that during his absence J. Plevel will be in charge with the assistance of Dr. W. Selvidge. They will stay in contact with J. Gonzalez regarding the turnover issues. H. Beckers stated he has advised Attorney Conrad Lazo and M. Cheezum of his absence.

H. Beckers stated he spoke to Attorney Robert Tankel, associations counsel, regarding the change in his office. 2 associates left his firm and had sent a letter to H. Beckers requesting the board make a change to their firm. H. Beckers stated after speaking with Attorney Tankel the service will be the same so no change will be made.

H. Beckers discussed the painting contract. H. Beckers and J. Gonzalez have met with CPS, painting contractor, to review if there is anything more that can be done to get this completed. CPS stated they are going as fast as they can. J. Gonzalez to see if there are any other options that can be done. J. Gonzalez is to instruct the painters when possible work over to make up any lost days.

Management Report: Presented by J. Gonzalez

- An issue with getting parts has come up regarding the refrigerator located on the 3rd floor: apparently depending on whom you speak with at Apsco they may or may not have the parts. A. Brendel stated he

had his rebuilt and gave the information who he spoke with to J. Gonzalez. J. Gonzalez will contact Apsco with the information received.

- The unit owner would like a status report on the issue with the trees located on Baymont St. which block his view. H. Beckers stated The Residences at Sandpearl do not own the trees, this is and will be presented as part of the final turnover agreement. Removing any trees would have to go thru The Sandpearl Resort.

Old Business:

Update on water cop: with the costs that have been presented by the company H. Beckers stated a survey would need to be sent to each unit owner explaining to install this would be a special assessment and that would only be if there was a majority who wanted this. A. Kesaria stated unit owners may not want this and some may. A. Brendel asked why this was not prorated out. H. Beckers management got all the information and has brought this to us for further direction. Dr. Greenwood stated that other people in other associations have this and have a positive experience.

H. Beckers asked if this should be pursued. A. Kesaria stated this is not a solution to this issue. W. Selvidge stated make the information available to all residents and get their feedback. J. Plevel agreed.

J. Gonzalez is to put a letter together with a survey and place the device from Water Cop on the wine bar for 30 days and return with the resident's remarks.

Proposal to install new WIFI system on pool deck: After a brief discussion A. Kesaria made a motion not to install a new WIFI system due to the costs, Seconded by W. Selvidge, All in favor, motion passed unanimously.

Electric car: H. Beckers stated we will look to install a single charging station then in the future look to adding more. After a brief discussion J. Gonzalez has been instructed to get proposal to install car charger and report back to the board.

New Business:

Renewal of Brighthouse Cable Contract: presented by Christine Dolandi

Christine reviewed what the association presently has bulk cable 2-70 channels present \$28.85 plus tax, etc. She then presented several options.

A – to continue with what you presently have, B Bulk Digital which would be 330 channels with 1 box, \$33.00 plus or \$58.00 1 box and internet and 1 modem. Presently 88 unit owners have digital cable thru Brighthouse, 95 have internet and 48 have phone. She stated that by upgrading it would be a significant savings to those residents who presently have digital. Christine also stated that most people purchase a combo package for the savings. She also stated that if the association does a double play at a \$58.00 per unit rate this would still be a large savings to the individuals.

A discussion ensued regarding the internet package with regards to the speed. A. Kesaria made a motion to accept the standard service and look into Option C with the internet package, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

H. Beckers thanked Dr. Kesaria, Dr. Selvidge, J. Plevel and L. Allen for their work on the proposed 2015 budget. There will not be an increase.

A. Kesaria stated as you will see there is no expense in the proposed 2015 budget for turnover expenses; if they are needed we will have to do a special assessment. We also have placed the painting reserve for 7 years as instructed by all contractors and engineers not the 10 years as previously done. Dr. Selvidge stated he agrees the 7 years is more prudent. H. Beckers made a motion to accept the Proposed 2015 budget to be mailed to all unit owners and be approved at the next meeting, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

Modification and relocation of Managers' office: H. Beckers stated this was voted against before. We did look at the location presented to the board and this would not work.

Modification of Community Room: H. Beckers we have had this discussion several times and it is the boards feeling the membership would be against this plan as presented.

Video conferencing of board meetings: H. Beckers other companies may do this type of thing however all board meetings are open to all residents other than attorney meetings and residents are all welcome to come. J. Plevel stated there is not a lot of interest to come to meetings. All residents know they can contact management or the board.

Publication of non-approved minutes: After a discussion regarding the posting of Unapproved minutes H. Beckers stated it has been the policy of The Residences at Sandpearl to publish Approved minutes only. H. Beckers stated that in minutes there are a lot of details covered and only the essential items and motions are written. Management is seeking a person, court reporter or paralegal to take this duty over and will present this to the board as soon as one is located.

Condo website: It was presented to the board the website and the inadequacies. Unit owner A. Brendel gave board a list of it deficiencies and requested this be part of the minutes. After a lengthy discussion H. Beckers stated we are not a business using this as advertisement it is and was set up as information purposes. W. Selvidge to create what is being presented needs to be done by an outside company.

Elimination of Management Company: H. Beckers stated there is no way J. Gonzalez can complete the accounting receivables and payables, that is why we hired a management company to take care of those tasks.

Use of guest parking spaces by residents: There was a very lengthy discussion with the following points stated: unit owners use the guest parking for their second cars, employees use the guest parking to park, a suggestion to assign values to each parking space and then assign a dollar amount to charge the resident for use. Another suggestion was to prioritize the guest parking for residents over the guest. H. Beckers stated we are stuck with this parking issue this is what all residents bought from the developer, the first floor is not owned by the residents and therefore nothing can be done. When the parking garage is built this may alleviate some of our issues.

Sign Policy: Question is why are there so many signs and trying to rationalize why they are there if they are for the tenants or are they for the weekend people. A. Brendel wants the board to act on this and reply are the signs necessary? Several unit owners present stated it is a good way to communicate. After a brief discussion J. Gonzalez to review any future signs font size and length before posting and as always put date posted.

Unit owner request of compilation of past board meeting minutes from 2007: "Unit owner A. Brendel presented what he would like completed. He also wants copies of all minutes from 2008 with a searchable PDF file anyone can go to and find whatever they need. Once this is set up all you have to do is hit a phrase and it will be brought up. Wants these emailed to him or placed on disk. Time begins ticking today". J. Gonzalez stated all minutes were on the web site and if they are not she will make sure they are put back on. J. Gonzalez will prepare the minutes which the unit owner has requested.

Owner's comments:

A. Brendel asked how much is spent on coffee for everyone? How much has been spent on the attorney for the turnover. Management will gather this information and give to unit owner.

Dates of future meeting: Thursday, December 4, 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, J. Plevel All in favor to meeting adjourned at 4:55 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Budget Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owners' Association, Inc. met on November 12, 2015. H. Beckers called the meeting to order at 3:05 p.m. H. Beckers established quorum.

Present were: Hilmer Beckers Joseph Plevel William Selvidge Ashwin Kesaria
 Patrick Delio (via telephone)

Absent: N/A

Present: Joyce Gonzalez, General Manager

Guest: Norma McGrath

Owners present: Al Brendel, Carol & Ken Aupperle; Dr. Tom Greenwood

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Monday, November 9, 2015. Notices were mailed on November 9, 2015.

Minutes: H. Beckers waived reading of October 8, 2015 minutes until Board of Directors Meeting.

Budget: H. Beckers presented Proposed 2016 Budget with reserves. Stated there are a few items that have slightly gone up and a few that have decreased. H. Becker made a motion to Adopt the 2016 budget with reserves as presented, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor to meeting adjourned at 3: 10 p.m.

Respectfully submitted,

Joyce Gonzalez ILCAM

Managing Agent for

The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED



APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Budget Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on December 4, 2014. Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Hilmer Beckers Joseph Plevel William Selvidge Ashwin Kesaria

Absent:

Present: Joyce Gonzalez, General Manager

Guest: Norma McGrath

Owners present: Al Brendel, Kent Taylor

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Wednesday, November 12, 2014. Notices were mailed on October 28, 2014.

Minutes: H. Becker waived reading of October 21, 2014 Minutes until Board of Directors Meeting at 3:15 p.m. on December 4, 2014.

Budget: H. Becker presented the proposed 2015 Budget. Discussion ensued regarding not funding turnover expenses in the 2015 proposed budget: reason is nearing the closing of turnover issues. The monthly maintenance fees will not be increased for the year 2015. Residents were happy assessments did not increase for 2015. H. Becker made a motion to approve the 2015 proposed Budget as presented, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor to meeting adjourned at 3:05 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM

Managing Agent for

The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, December 17 2013 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel Ashwin Kesaria
Absent: Bryan Greenberg

Present was Joyce Gonzalez, General Manager
Owners present:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, December 13, 2013. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A. Kesaria made a motion to accept the minutes for November 25, 2013, Seconded by J. Plevel, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the November financial was within the budget for 2013. A. Kesaria stated several unit owners were claiming BB&T were posting checks late which were causing them to be charged late fees. J. Gonzalez to research this. There are 2 units on the delinquency report, 1 unit has Federal Expressed the funds, the other is out of town, J. Gonzalez is to notify unit owner and straightened out.

A. Kesaria made a motion to approve a deposit check in the amount of \$25,000.00 for the LED Lighting Project be released, Seconded by J. Plevel, All in favor, Motion carried unanimously.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the JMC turnover: we are in the final phase of negotiations with JMC. The board has received a Proposed Settlement Agreement and J. Hobach from JMC requested a meeting to review.

Management Report: Presented by J. Gonzalez
See attached report with minutes.

Old Business:

H. Beckers discussed the Car Charging Station. He and J. Gonzalez had met with the company NOVA Charge out of Tampa. H. Beckers stated he had met with Eric Waltz from the Resort to discuss the possibility of putting the charger on the first floor which would then be utilized by both the resort and the residents, but Mr. Walsh stated they will be placing their charger in their garage and not over at the residents. There were 3 areas identified as possible locations for the dual charging station unit. This unit is the same as the City of Clearwater's unit. The costs of the unit and the electric being installed would total \$11000.00 H. Beckers stated the association attorney would have to be notified to verify if the association can use assigned Guests Spaces or whether a membership vote would be necessary. H. Beckers stated that policies would need to be created and implemented. After a brief discussion it was agreed that J. Gonzalez research other options and models on

similar equipment and bring the findings to the board. A. Kesaria stated at this point this should be postponed until after the turnover issues are completed, J. Plevel, H. Beckers and B. Greenberg all agreed.

H. Beckers explained the Property Management Job Description was given to Attorney Tankel to review and approve, which he did. H. Beckers made a motion to approve the Managers updated job description as General Manager and Managing Agent for The Residences at Sandpearl, seconded by A. Kesaria, All in favor, Motion passed unanimously. Both the President and Manager will need to sign and date the document.

A discussion regarding the upholstering of the furniture on the 3rd floor, due to the cost this item will be placed on hold. J. Gonzalez will continue receiving quotes.

B. Greenberg explained the options that the employer has regarding the Employees Health Insurance. For 2014 the present plan will stay in place. J. Gonzalez to advise SOI the payroll company to make sure they have enough plans for the employees to chose from at an affordable cost.

H. Beckers thanked the Budget Committee for the incredible job they did with the 2014 budget. The committee consisted of Michael Sobel, Ashwin Kesaria, Bryan Greenberg and Joyce Gonzalez. The 2014 budget did not increase. J. Gonzalez was instructed to change several line items referring to the budget format and send the corrections to the board for their final review of the format.

A. Kesaria made a motion to approve the Proposed 2014 Budget with the changes to the format, at which time this will be sent to the membership, Seconded by H. Beckers, All in favor, Motion passed unanimously. The Proposed Budget Meeting will be on November 25, 2013 @ 3:00 pm.

Owner's comments:

N/A

Dates of future meeting:

November Meeting, Monday, November 25, 2013 @ 3:00 pm.

December Meeting, Tuesday, December 17, 2013 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

A motion was made by J. Plevel there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 4:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.



APPROVED

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on December 4, 2014. Hilmer Beckers called the meeting to order at 3:15 p.m.

Present were: Hilmer Beckers Joseph Plevel William Selvidge Ashwin Kesaria

Absent:

Present: Joyce Gonzalez, General Manager

Guest: Norma McGrath

Owners present: Mr. Al Brendel, Kent Taylor & Patrick Delio

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Monday, December 1, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: H. Beckers made a motion to approve the minutes from October 21, 2014. Seconded by W. Selvidge, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

Dr. Kesaria stated the association is doing well other than the turnover expenses which will be concluded in a short time. There are 2 unit owners who are delinquent and both will pay by end of business today, December 4, 2014.

President Report: Presented by Hilmer Beckers

H. Beckers discussed how the stucco project was progressing. H. Beckers stated he had a meeting with Boyd Clark from CTL Laboratories, Bud Karins/Karins Engineering, Michael Lenhart/Karins Engineering; Rick Scott/consultant for association was on the telephone, and J. Gonzalez. This meeting was to discuss the results of the lab testing of the stucco. A meeting was then schedule with Jim Guildy/JMC expert but unfortunately Mr. Guildy passed away and the meeting was postponed until the following week. At the meeting was Joe Guagliardo/Belt Engineering, Rick Scott/ associations' consultant and Jack Harrington/JMC rep. At this meeting all parties had the opportunity to inspect the texture coat and discussed the de-bonded of stucco issues. J. Guagliardo and Jack Harrington were both presented with the petro graphic reports from CTL Lab and would discuss with JMC. H. Beckers stated that he is discussing the turnover issues with Mr. Mike Cheezem and all parties are working towards a final settlement. J. Gonzalez stated the possible end date for the painting which will be February sometime, depending on the amount of repairs on the West side of the building. Rick Scott will be putting together his final recommendations and comments and will present to H. Beckers.

Management Report: Presented by J. Gonzalez

J. Gonzalez explained the situation with the pool heaters plate heat exchange is leaking. They no longer manufacture these parts so the choices are to totally replace all heaters which they all would have the titanium evaporator coil. By doing this the association will then have a life time warranty on the titanium coils and a manufacturer warranty on pool heaters or see if the leak can be temporarily repaired until the association has all of the monies in the reserves. H. Beckers suggested emailing any comments or suggestions to Joyce re: pool heaters. Estimates and information on pool heaters attached.

New owner, Patrick Delio who is President of Crescent Beach Club stated that Crescent Beach Club just purchased pool heaters and would give J. Gonzalez the information.

J. Gonzalez stated that a unit owner was asking if the Gold Plan for the Curtain Call Agreement could be changed to quarterly for the same price. H. Beckers suggested J. Gonzalez present new options at next Board Meeting.

Old Business:

Kent Taylor, unit owner wanted status regarding the trees located on Baymont St. which block his view. He presented pictures of other palm trees trimmed and pictures of trees outside his unit. He would like trees trimmed every six months. H. Beckers stated that he contacted JMC regarding the trees, JMC stated they would have landscaping committee look into it. H. Beckers reiterated that The Residences at Sandpearl do not own the trees or the land at the present moment. J. Gonzalez stated she will speak to landscaper about trimming trees and would try to get back to get back to unit owner by December 10, 2014.

H. Beckers introduced Norma McGrath, to assist in taking minutes.

Owner's comments:

Al Brendel asked about the assessment amounts for 2015. J. Gonzalez provided information to unit owner.

Al Brendel asked if the reserve accounts for the pool heaters would need to be changed or would this mean a new reserve item. His question also was if the association would be saving monies by replacing the new pool heaters. H. Beckers stated this would be decided at a later date.

Dates of future meeting: Thursday, January 29, 2014 at 3:30 p.m.

The Annual Meeting will begin at 3 p.m. and the Organizational Meeting will be held immediately following the annual meeting. .

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor to meeting adjourned at 4:25 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

- J. Gonzalez requested permission to purchase 4 additional grocery carts @ a cost of \$150.00 each.
- J. Gonzalez requested permission to purchase 3 sets of wheels for the Luggage Carts @ a cost of \$1200.00

A. Kesaria made a motion to approve these purchase, Seconded by J. Plevel, All in favor motion carried.

Old Business:

New Business:

A unit owner requested the lease program be changed to a 28 day lease program instead of the present 30 day lease program. After a brief discussion all board members opposed this request. H. Beckers stated a change like this would have to go before the membership for a vote.

H. Beckers stated there is an issue with unit owners not turning their water off when they are leaving the unit for any period of time. The association is responsible for all drywall damage that occurs this could become costly. J. Gonzalez explained the latest water damage issue. After a discussion ensued, several unit owners requested and suggested more information be retrieved about an automatic sensor that would shut the entire system down in the individual units if there was a leak. This device shuts off the main valve. H. Beckers tabled the new Rule and Regulation until next meeting.

J. Gonzalez to gather the information and present at next meeting.

H. Beckers discussed the employee benefits stating the costs will be increasing for 2015. Presently the association is contributing \$250.00 per month per employee for health insurance; this may have to be increased. In the next meetings he would like to discuss the Sandpearl's contribution.

H. Beckers made a motion to change the benefits for sick days and pto be changed to a calendar year, January thru December, Seconded by J. Plevel, All in favor, Motion carried unanimously.

Owner's comments:

Mr. Lee Allen received the schedule for the painting of drops 01, 02 and 03 was not listed. He is concerned the scaffolding will be in place in January, February and March when he has tenants. This economically affects him and feels the drops are taking entirely too long. He stated his concerns about the potential of declining value due to the work being done. Mr. Allen also stated he was a former employee of JMC but has no ties to that company any more. He stated he has concerns about the engineering firm and asked the board if they ever received a 2nd opinion and if not why not. H. Beckers stated the reason for the drops taking longer is due to the amount of repairs that are necessary. There are more than first anticipated. They do these repairs as they are moving down a drop. There were 5 companies who submitted proposals to do the repairs that were necessary along with the painting. The present work being completed may be taking longer however CPS is being monitored. Mr. Allen requested to see other opinions, other than Karin's Engineering.

Dates of future meeting: Thursday, September 25, 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, J. Plevel All in favor to meeting adjourned at 4:15 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, April 29, 2014 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel Ashwin Kesaria Bryan Greenberg William Selvidge

Absent:

Guest:

Present: Joyce Gonzalez, General Manager

Owners present: Mr. Peter Manikas, Mr. & Mrs. Robert Frick, Mr. Tom Greenwood, Mr. Tim Furney,
Mr. Al Brendel, Ms. Sally Laufer

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Friday, April 25, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: H. Beckers stated the minutes from the March 27, 2014 meeting are not ready for approval; J. Gonzalez will have for the next meeting.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the March Financial was within the budget for 2014. A. Kesaria stated the Money Market with Popular Bank ICS account has been opened. The financial is showing a deficit which is due to the paying of the lighting project. J. Gonzalez to confirm this has been classified correctly. There are several items that need to be reclassified. The 2013 Audit has been completed. J. Gonzalez and I will review then this will be signed. Delinquency there are 2 accounts, J. Gonzalez stated both owners were notified and funds will be mailed.

Unit 506 was written off for the deficit that was owed. M. Veltre advised there are no taxes due. The short sale is scheduled for June 18, 2014. M. Veltre will keep board updated. The contract for this unit was cancelled. The monies that were being held in escrow were returned to potential buyer.

H. Beckers made a motion to approve the March financial as presented, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the JMC turnover meeting regarding the stucco repairs. JMC, John Hobach wanted to review the stucco repairs. Present from JMC team, John Hobach, Gail Cooper, Attorney Greene, Belt Engineering. Also attending this meeting from association were all board members, Attorney Conrad Lazo, Michael Lenhart, Bud Karins. At the meeting JMC agreed the replacement of stucco was the proper and most cost effective way to complete the repairs, instead of pinning. If the pinning had been completed there would be no warranty on those areas. JMC, John Hobach requested to come to property 1 (one) time a week to review work being completed. This was approved by all parties with the understanding this does not hold the project up.

H. Beckers reviewed M. Lenhart, Karins Engineering report of items that are were found during inspection. The items that needed reviewed: #2 Stucco control joints, #4 Store front perimeters, #5 Store front glazing, # 6 Lower perimeter.

#2 Stucco Control Joints are failing, Karin's recommendation to replace control joints, cost \$18,533.00

#4 Store Front perimeters sealant, Karin's recommendation replace sealant, cost \$2,330.00

#5 Storefront glazing, Karins stated this could wait until next painting same with #6 Lower perimeters.

H. Beckers made motion to repair #2 control joints and #4 Store front perimeters for a cost of \$18,533.00, Seconded by A. Kesaria, All in favor, Motion passed unanimously.

H. Beckers stated there is an issue with the guests of tenants and tenants themselves. We have tried in the past to address this issue by changing from present 30 day rental to 90 day rental, membership voted it down so it did not pass. This issue will be discussed in old business.

Management Report: Presented by J. Gonzalez

Architectural Request: Unit 606 submitted Alteration form to change "Den" to a sleep area. In request adding door, frame, did not submit proper documentation. J. Pleval made a motion to deny Alteration Request as presented, Unit owner will need permit, architectural drawing, this cannot become a bedroom. Seconded by W. Selvidge, All in favor, Motion passed unanimously. J. Gonzalez to notify unit owner.

Architectural Request: Unit 703 install wood flooring, all paperwork was presented including underlayment. J. Pleval made a motion to Approve Alteration Request as presented, Seconded by W. Selvidge, All in favor, Motion passed unanimously. J. Gonzalez to notify unit owner.

Old Business:

Update on Painting Project was reviewed in Presidents report. J. Gonzalez advised a meeting is held bi-weekly with CPS Paint Contractor and Karins Engineering.

Update on Start date of Steam Room Renovation: H. Beckers stated the start date is May 5, 2014, we will pay 50% of the renovation and JMC will pay 50% as this is part of the turnover issues. Men's and Ladies steam rooms, showers, locker rooms, bathrooms and entry way will have new tile installed. The steam rooms will be closed for 8 weeks. J. Gonzalez has meet with and reviewed policies with Anclote Contractors.

New Business:

Lease program information and policy: H. Beckers stated unit owners are upset the unit owners who were present asked to speak at this time. The floor was opened for this discussion.

Unit owner of 403-2 addressed the number of tenant's guests that are and have been on the property over the past several months. Several years ago we had the exact same issues. She gave management copies of previous letters that were submitted. This time the damage is expensive equipment and property is being destroyed. This is now costing all unit owners. Explained some of the issues, cabanas being saved with coolers, towels, by 9 a.m. there are no cabanas open not for unit owners or anyone: The Jacuzzi issue with children being permitted to use, with the parents right there. This could become a serious issue for all if this does not stop. The number of one unit tenants was 10-17 guests. These issues have not gotten better, if anything they have gotten worse. Somehow the tenants have found yet another way around the rules. They want this problem resolved quickly as this is becoming a security issue. We have cameras but the staff should not have to monitor this. We must find a way to stop this behavior.

Unit owner 908-1 stated they had bought the unit for their retirement however we do rent several months during the year. She feels one way to help resolve this issue is to have management notify the unit owner of tenant issues immediately and keep track of incidents. Owner stated that all guests should be listed on the Lease Agreement. Owner stated have a membership meeting for all owners and give all owners an opportunity to discuss the issues with the tenants and guests and how the common area is being abused and damaged.

Unit owner 1108-1 stated this has become a monthly rental community, bringing family after family into the unit during a one month stay. When we purchased we were totally misrepresented that this was not a rental

community, as it is. I have seen this by their behavior how they do not take care of the equipment and facility, by the questions they ask, statements they make "my room" or "staying 5 days" "where is the bathrooms", etc. Many of them are coming from Florida Beach Rental Company. I letter needs to be sent to them stating the issues that are going on. I would like a guaranteed set fine be applied to the unit owner along with all costs incurred for repairs. Unit owner requested to explain the fining policy. Can Sandpearl Residences request a deposit or a portion of the deposit the unit owner gets for their unit, the association needs a deposit as well, then if damage is done the association takes a portion of this deposit to pay for damages, can this be done?

The unit owners requested new rules to be implemented immediately. What is the actual cost to unit owners for the damage misuse of the property?

A discussion ensued about not permitting tenants to have guests stay overnight or longer.

Unit owner 1101-1 stated this is a delicate and difficult situation. How do you get D.L. from children or photo I.D.'s? These are good guidelines but hard to enforce. Perhaps the board would make some recommendations and ask the residents for their recommendations. Regarding a 90 day lease there are ways to get this approved, rather than taking a haphazard approach: implement guidelines that can be enforced.

Unit owner 609-1 stated this issue must be addressed immediately. We have seen a big difference this year versus other years and it is not for the better.

J. Pleva asked J. Gonzalez to review what is occurring and how is it being addressed. J. Gonzalez stated one of the biggest issues are "the guests" they may or may not sign in with the Concierge, we have no way to identify the people on the camera when damage is occurring or their behavior is unacceptable. We are asking for photo I.D.'s only when we know they are staying overnight. When we know who they are the unit owner is sent a violation letter immediately, sometimes this takes time to verify who they are. When they do something in front of me I speak with them immediately, however, I cannot nor can the staff be present every moment. The cameras help however we have to know who they are. The coffee issue, tenants coming to 3rd floor with their thermos and take a pot or 2 back to their unit, along with the creamers, sugar is costing all unit owners.

A. Kesaria made a motion that tenants are not permitted to have overnight guests, and limit the maximum of 2 persons per bedroom, all guests are required to show photo I.D and a copy will be made and placed in unit file, Seconded by H. Beckers, All in favor, Motion passed unanimously.

H. Beckers requested recommendations from unit owners. We want to hear from all unit owners. J. Gonzalez to contact Attorney Bob Tankel to verify the new rules. Also request Attorney Tankel to put an amendment change together to be sent to membership to change 30 day lease to 90 day lease, have for the next meeting for approval.

Pelican Parking Garage:

H. Beckers reviewed the meeting with Michael Connor, President of Paradise Ventures, Inc., to discuss the issues regarding the parking garage. M. Connor showed the plans of the 6.5 story garage. The retail shops will be facing Pointsettas.

Unit owner 803-1 stated this garage will bring a lot more people to this specific area, there are no bathrooms, presently the dunes are being used for this. H. Beckers stated Robert Irwin, Assistant Manger to City Official Mr. Horn. Mr. Horn is delegating this to R. Irwin. We have requested a meeting and are awaiting a confirmation; at this meeting we will review the unit owners concerns.

Unit owner 609-1 does the 6.5 include the retail shops? Yes it does, it is maximum 75 ft. high.

Unit owner 1101-1 Asked the board if they will be meeting with the city and Mr. Connors? Will you be reviewing the master plans? The city has regulation that you can go up to 130 ft. I have submitted questions to Mayor Cretokos and others.

Unit owner 1108- stated first letter from President Association was taking the lead with the other properties, 2nd letter was the lesser of two evils. What is the board's position or are you not opposing this? Unit owner requested his statements be in the minutes. This is a major detractor to this property. The Resort, Residences and the developer have to supply the mitigations. I have photos of the stopping loading and unloading this takes

approximately 5 minutes for each. They leave behind their trash, diapers ect before loading the car when leaving. Right now valets are having an issue with time it is taking them due to the vehicles lined up. 600 cars @ 5 minutes per car this is what will be occurring should this garage go thru. Can the residences close off or limit this access to round about? This will become more of a gridlock area than it already is. Where is the city with regards to permitting M. Connor to proceed: is everything on track?

Unit owner 1101-1 If M. Connor involved why can't we see a photo?

W. Selvidge stated he legally opposes this and if necessary will get his own attorney. The other issue with the drop off is the issue on Baymont St with the ones intoxicated at 2 a.m. loud, etc. This area needs to be addressed.

Unit owner 1108-1 Stated give the residents time to get their own attorney. Will the board represent the owners, if you have not made up your minds time is of the essence. The developer has June 1, 2014 option. M. Connor had stated. Will there be a membership meeting? My thoughts do a survey by email then return to Joyce, all surveys will go to Joyce.

H. Beckers stated he will be meeting wi8th the city and will report back to the membership: H. Beckers thanked all of the unit owners for attending.

Owner's comments:

Dates of future meeting:

Monday, May 19, 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

J. Plevel made a motion to adjourn the meeting there being no further business, Seconded by B. Greenberg, All in favor to meeting adjourned at 4:30 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, June 26, 2014 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel Ashwin Kesaria William Selvidge

Absent: Bryan Greenberg

Guest:

Present: Joyce Gonzalez, General Manager

Owners present: Dr. Tom Greenwood, Mr. Kent Taylor

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, June 23, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: H. Beckers made a motion to approve the minutes from May 29, 2014 Seconded by W. Selvidge, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the May 31, 2014 Financial was within the budget. The electric bill is approximately \$1,050.00 lower per month due to the changing of all light bulbs to LED. The savings would be more but due to painting equipment, scaffolding, drills, saw, power washing, etc., which is being used 5 days a week there is still a savings Reserve line item for Booster Pump is not accurate; this has to do with the timing of when the repairs were completed in the past and the change of management companies. J. Gonzalez is working on this item with the management company. There is a deficit showing due to the write off of expenses for Unit 506, there are several areas there were misclassifications one being turn over legal and Otis Elevator. J. Gonzalez is working to have these line items cleaned up. Delinquency there is one unit who was 3 months in arrears and the unit has paid all but \$500.00.

A. Kesaria reported Unit 506 Home Trust Real Estate Group from Chase Bank contacted management and requested a FOB and Remote, however there is a tenant: J. Gonzalez reviewed the policy with the Jim Mayes from 24 Hour Asset Company. They stated they are planning on marketing the property. This company does not lease the units they own.

President Report: Presented by Hilmer Beckers

H. Beckers briefly reviewed the JMC turnover issues, things are moving along. Stated has not spoken with J. Hobach from JMC last conversation was when J. Hobach requested to visit the property 1 time a week on a Friday to monitor the painting project.

H. Beckers has been communicating with Attorney Lazo regarding the steam room repairs, during the removal of the tile it was determined there were more issues, code violations, etc. that needed addressed and repaired so H. Beckers instructed the attorney to request 100% of the repairs for both steam rooms be paid by JMC.

H. Beckers reviewed the painting project: CPS has had several issues and are being addressed: one being the pressure washing removing some of the paint/stucco, 2nd was the windows and protecting them with the blue film by doing this the windows should be protected from any debris during the stucco repairs.

CPS stated the protocol JMC sent them regarding for the repair to the efface behind Clear Sky is not acceptable. CPS and Karins Engineering will be reviewing again to finalize this repair. Lobster Pot has had issues as well

with the painting of the Mandalay Ave side of Phase 2. At the present time, The Lobster Pot entrances are the only areas that still need painted.

H. Beckers stated he received a letter from a tenant on how impressed they were with the staff. H. Beckers stated he has passed this letter on to J. Gonzalez for the employees to be able to review.

H. Beckers briefly reviewed the information Jessica Knox/Attorney had sent with regards to the possible amendment change and after a brief discussion this issue was tabled until next board meeting.

Management Report: Presented by J. Gonzalez

J. Gonzalez presented letter from unit owner regarding the WIFI issues he has on the 3rd floor pool deck. J. Gonzalez explained a booster was installed, however when WIFI internet is not working there is nothing employees can do but to keep rebooting until the WIFI comes back on line. After a discussion at this time Brighthouse has done what they can along with the IT Company. H. Beckers made a motion to not make any changes to the WIFI System, Seconded by A. Kesaria, all in favor, motion passed Unanimously. J. Gonzalez reviewed the standing water issue on the balcony of Unit 406. This is being investigated by Karins Engineering and CPS and will advise when a repair has been finalized.

Old Business:

H. Beckers reviewed the procedure for Guests' and Photo I.D. Requirement which was implemented several months ago. The procedure for photo I.D. is a 1 (one) time request. When the Guest produces the I.D. the Concierge make a copy and then file the hard copy in their unit file. Upon the guests return the only procedure that is necessary is to sign in with the Concierge and retrieve their parking pass. H. Beckers stated the Sandpearl is a premier property and if we want to keep it this way then the procedures need to be followed for everyone. He did not believe this request was an unreasonable one. W. Selvidge stated we have seen the results when we did not request the photo I.D. this maybe a little inconvenience however the benefits out way the negatives.

A. Kesaria stated a unit owner spoke to him regarding 3 issues he had with the procedures that are in place: First the vehicle parking pass, felt it is inconvenient for his guests to have to go back to the first floor to place the parking pass on dashboard, Second, the Concierge did not call him upon the guests arrival, 3rd the photo I.D. for his guests, the unit owner believes that resident guests should not have to show a photo I.D. only tenants guests.

J. Gonzalez explained the procedures: Parking Pass when the Concierge or another employee is on property they take the pass down for the guests, when unit owner calls to advise they are expecting guests the name of the guest, unit number, and a box is checked whether to notify unit owner upon their arrival or send them directly to the unit, the photo I.D. requirement is completed on all guests.

W. Selvidge stated that having 2 sets of rules would not be possible but this should be verified with the attorney that this would be against the statues.

H. Beckers stated that part of condo living are the rules and regulations which if they are not enforced would be a problem for everyone. The rules are for everyone not just tenants or guests.

A brief discussion ensued about having all Guests wear a wrist band when at the pool. J. Gonzalez will look at the different types and how to enforce this policy and will report.

W. Selvidge stated to look into having more cameras installed for tracking of events.

Palm Tree Removal on Baymont St:

H. Beckers stated the association does not own the property and the landscape located on Baymont St. This is owned by The Sandpearl LLC. Unit owner, Mr. Taylor requested to discuss as he requested this be on the agenda. A letter from a unit owner was read at which time H. Beckers requested Mr. Kent Taylor explain his situation. Mr. Taylor explained that when he purchased his property it was misrepresented to him. Mr. Taylor requested all trees be removed on Baymont St and replace with Christmas Palms. Reason for this that he has lost enjoyment of water view along with the property value will decrease with no view. This issue does not only affect his unit. J. Gonzalez stated one proposal she received was for \$8250.00 however this proposal did not include all of the trees as the unit explained during the meeting. K. Taylor stated he had received a proposal as

and will forward to J. Gonzalez. . After a discussion H. Beckers stated this issue will be tabled until and if the association receives ownership of this. A. Kesaria states the association will revisit when the association gets the property.

Pelican Parking Garage: Dr. William Selvidge

W. Selvidge reviewed since the last meeting the property where the garage may be built has not sold. We sent all of the photos to Mr. Irwin from the city as he requested, and I also went to the city to hand deliver them to Mr. Irwin.

Dr. T. Greenwood stated he saw the City of Clearwater police car with clip boards. H. Beckers stated the association does not own this property but will continue to look into these requests. J. Gonzalez to continue to maintain these areas.

T. Greenwood spoke about security on property as with the garage possible being built how it may affect the residents. He asked how the position of operational manager and security are defined. T. Greenwood stated security walking around should be doing a better job especially in this area. He requested if there could be more security in the evenings during the week. J. Gonzalez to look into this.

T. Greenwood spoke about an incident that occurred on the boardwalk and requested the concierge to contact the police. The concierge should not ask the unit owner to call the police the concierge should call police right away and more often. A. Kesaria had similar incident and agreed that police should be called immediately by the concierge the moment the incident occurs. J. Gonzalez to pass this onto all concierges.

New Business:

T. Greenwood reviewed some landscaping changes on Baymont St. which could be planted to detour people from walking on the associations property. T. Greenwood also stated by doing these some simple changes to the landscaping along with the total tree removal would be beneficial without inconveniencing the residents. T. Greenwood presented a drawing of a possible way of doing this area and the entrance to the residences. H. Beckers stated we will continue reviewing and looking into this, however the association does not own this property.

H. Beckers thanked all of the unit owners for attending.

Owner's comments:

Dr. Tom Greenwood discussed the possible vote on the possible amendment change from 30 day to 90 day leases. How would the board go about getting this information to the unit owners explaining the reasoning behind this amendment change and who this would affect in regards to unit owners who lease? A. Kesaria explained what is needed to change is the % of membership votes that is required. The condominium documents have different areas which affect different issues. He also stated the attorney has put some information together for the board to review with a letter addressed to all unit owners with a clear explanation of all of the necessary information for these possible changes. T. Greenwood requested clarification on this issue in all areas of the possible membership vote. T. Greenwood stated he is concerned as it will be spring very quickly and does not want to go thru what occurred this year. He requested action be taken as soon as possible.

K. Taylor stated he wanted to personally thank all of the board members and J. Gonzalez for all their hard work and dedication.

Dates of future meeting: Thursday, July 24, , 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, J. Plevel All in favor to meeting adjourned at 4:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, August 28, 2014 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel Ashwin Kesaria

Absent: William Selvidge

Guest:

Present: Joyce Gonzalez, General Manager

Owners present: Dr. Tom Greenwood, Mr. & Mrs. Aupperle, Mr. Lee Allen

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Monday, August 25, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: J. Plevel made a motion to approve the minutes from July 24, 2014 Seconded by H. Beckers, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the July 31, 2014 Financial was within the budget. Unit 506 the bank has contacted the association and has agreed to pay \$9,120.00 of back assessments. This amount is the maximum amount they are responsible for. The bank also agreed to pay all past due assessments including late fees due since they took possession. J. Gonzalez met with the resort regarding the 2013 Tru up amount of \$19,825.00 they are satisfied and will be sending the check. Delinquency 1 (one) unit has paid the second unit will be sent to the attorney if payment is not received.

President Report: Presented by Hilmer Beckers

H. Beckers requested J. Gonzalez send a letter to the community requesting volunteers to sit on the Budget Committee. Mr. Lee Allen, who was present, volunteered for this committee. J. Gonzalez to schedule meeting with Brighthouse Cable to review contract.

H. Beckers stated the board had received a certified letter from JMC and Jim Guildy/Engineer consultant for JMC. Stating what there discrepancies are. Mr. Michael Cheezum President of JMC requested a meeting with the board. All board members agreed to schedule the meeting. J. Gonzalez is to forward the letter to Attorney Lazo. H. Beckers stated if the board would like to meet prior to the meeting with Mr. Cheezum let him know so it can be scheduled.

H. Beckers reviewed the 2 areas of expansion joints that will need to be installed as there are none at the present moment and the stucco and present joint continues to fail which allows water penetration. A. Kesaria made a motion to repair the expansion joints on the North side of the pool deck in the amount of \$2800.00 and the South side of the pool deck in the amount of \$5,250.00, Seconded by J. Plevel, All in favor, Motion passed unanimously. H. Beckers reviewed the Wet Deck issue and where the slab had been cut in the resident locker. Michael from Karins Engineering has presented a report and requested a 3 month extension before closing this area up. He wants to verify the water issue has been resolved. J. Gonzalez to monitor this and report her findings to Karins.

Management Report: Presented by J. Gonzalez

- J. Gonzalez requested permission to purchase 4 additional grocery carts @ a cost of \$150.00 each.
- J. Gonzalez requested permission to purchase 3 sets of wheels for the Luggage Carts @ a cost of \$1200.00

A. Kesaria made a motion to approve these purchase, Seconded by J. Plevel, All in favor motion carried.

Old Business:

New Business:

A unit owner requested the lease program be changed to a 28 day lease program instead of the present 30 day lease program. After a brief discussion all board members opposed this request. H. Beckers stated a change like this would have to go before the membership for a vote.

H. Beckers stated there is an issue with unit owners not turning their water off when they are leaving the unit for any period of time. The association is responsible for all drywall damage that occurs this could become costly. J. Gonzalez explained the latest water damage issue. After a discussion ensued, several unit owners requested and suggested more information be retrieved about an automatic sensor that would shut the entire system down in the individual units if there was a leak. This device shuts off the main valve. H. Beckers tabled the new Rule and Regulation until next meeting.

J. Gonzalez to gather the information and present at next meeting.

H. Beckers discussed the employee benefits stating the costs will be increasing for 2015. Presently the association is contributing \$250.00 per month per employee for health insurance; this may have to be increased. In the next meetings he would like to discuss the Sandpearl's contribution.

H. Beckers made a motion to change the benefits for sick days and pto be changed to a calendar year, January thru December, Seconded by J. Plevel, All in favor, Motion carried unanimously.

Owner's comments:

Mr. Lee Allen received the schedule for the painting of drops 01, 02 and 03 was not listed. He is concerned the scaffolding will be in place in January, February and March when he has tenants. This economically affects him and feels the drops are taking entirely too long. He stated his concerns about the potential of declining value due to the work being done. Mr. Allen also stated he was a former employee of JMC but has no ties to that company any more. He stated he has concerns about the engineering firm and asked the board if they ever received a 2nd opinion and if not why not. H. Beckers stated the reason for the drops taking longer is due to the amount of repairs that are necessary. There are more than first anticipated. They do these repairs as they are moving down a drop. There were 5 companies who submitted proposals to do the repairs that were necessary along with the painting. The present work being completed may be taking longer however CPS is being monitored. Mr. Allen requested to see other opinions, other than Karin's Engineering.

Dates of future meeting: Thursday, September 25, 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, J. Plevel All in favor to meeting adjourned at 4:15 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on September 25, 20 Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel William Selvidge
Absent: Ashwin Kesaria
Guest:
Present: Joyce Gonzalez, General Manager
Owners present: Dr. Tom Greenwood,

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Monday, September 22, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: J. Plevel made a motion to approve the minutes from July 24, 2014 Seconded by H. Beckers, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the July 31, 2014 Financial was within the budget. Unit 506 the bank has contacted the association and has agreed to pay \$9,120.00 of back assessments. This amount is the maximum amount they are responsible for. The bank also agreed to pay all past due assessments including late fees due since they took possession. J. Gonzalez met with the resort regarding the 2013 Tru up amount of \$19,825.00 they are satisfied and will be sending the check. Delinquency 1 (one) unit has paid the second unit will be sent to the attorney if payment is not received.

President Report: Presented by Hilmer Beckers

H. Beckers requested J. Gonzalez send a letter to the community requesting volunteers to sit on the Budget Committee. Mr. Lee Allen, who was present, volunteered for this committee. J. Gonzalez to schedule meeting with Brighthouse Cable to review contract.

H. Beckers stated the board had received a certified letter from JMC and Jim Guildy/Engineer consultant for JMC. Stating what there discrepancies are. Mr. Michael Cheezum President of JMC requested a meeting with the board. All board members agreed to schedule the meeting. J. Gonzalez is to forward the letter to Attorney Lazo. H. Beckers stated if the board would like to meet prior to the meeting with Mr. Cheezum let him know so it can be scheduled.

H. Beckers reviewed the 2 areas of expansion joints that will need to be installed as there are none at the present moment and the stucco and present joint continues to fail which allows water penetration. A. Kesaria made a motion to repair the expansion joints on the North side of the pool deck in the amount of \$2800.00 and the South side of the pool deck in the amount of \$5,250.00, Seconded by J. Plevel, All in favor, Motion passed unanimously. H. Beckers reviewed the Wet Deck issue and where the slab had been cut in the resident locker. Michael from Karins Engineering has presented a report and requested a 3 month extension before closing this area up. He wants to verify the water issue has been resolved. J. Gonzalez to monitor this and report her findings to Karins.

Management Report: Presented by J. Gonzalez

- J. Gonzalez requested permission to purchase 4 additional grocery carts @ a cost of \$150.00 each.
- J. Gonzalez requested permission to purchase 3 sets of wheels for the Luggage Carts @ a cost of \$1200.00

A. Kesaria made a motion to approve these purchase, Seconded by J. Plevel, All in favor motion carried.

Old Business:

New Business:

A unit owner requested the lease program be changed to a 28 day lease program instead of the present 30 day lease program. After a brief discussion all board members opposed this request. H. Beckers stated a change like this would have to go before the membership for a vote.

H. Beckers stated there is an issue with unit owners not turning their water off when they are leaving the unit for any period of time. The association is responsible for all drywall damage that occurs this could become costly. J. Gonzalez explained the latest water damage issue. After a discussion ensued, several unit owners requested and suggested more information be retrieved about an automatic sensor that would shut the entire system down in the individual units if there was a leak. This device shuts off the main valve. H. Beckers tabled the new Rule and Regulation until next meeting.

J. Gonzalez to gather the information and present at next meeting.

H. Beckers discussed the employee benefits stating the costs will be increasing for 2015. Presently the association is contributing \$250.00 per month per employee for health insurance; this may have to be increased. In the next meetings he would like to discuss the Sandpearl's contribution.

H. Beckers made a motion to change the benefits for sick days and pto be changed to a calendar year, January thru December, Seconded by J. Plevel, All in favor, Motion carried unanimously.

Owner's comments:

Mr. Lee Allen received the schedule for the painting of drops 01, 02 and 03 was not listed. He is concerned the scaffolding will be in place in January, February and March when he has tenants. This economically affects him and feels the drops are taking entirely too long. He stated his concerns about the potential of declining value due to the work being done. Mr. Allen also stated he was a former employee of JMC but has no ties to that company any more. He stated he has concerns about the engineering firm and asked the board if they ever received a 2nd opinion and if not why not. H. Beckers stated the reason for the drops taking longer is due to the amount of repairs that are necessary. There are more than first anticipated. They do these repairs as they are moving down a drop. There were 5 companies who submitted proposals to do the repairs that were necessary along with the painting. The present work being completed may be taking longer however CPS is being monitored. Mr. Allen requested to see other opinions, other than Karin's Engineering.

Dates of future meeting: Thursday, September 25, 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, J. Plevel All in favor to meeting adjourned at 4:15 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Tuesday, April 29, 2014 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel Ashwin Kesaria Bryan Greenberg William Selvidge

Absent:

Guest:

Present: Joyce Gonzalez, General Manager

Owners present: Mr. Peter Manikas, Mr. & Mrs. Robert Frick, Mr. Tom Greenwood, Mr. Tim Furney,
Mr. Al Brendel, Ms. Sally Laufer

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Friday, April 25, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: H. Beckers stated the minutes from the March 27, 2014 meeting are not ready for approval; J. Gonzalez will have for the next meeting.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the March Financial was within the budget for 2014. A. Kesaria stated the Money Market with Popular Bank ICS account has been opened. The financial is showing a deficit which is due to the paying of the lighting project. J. Gonzalez to confirm this has been classified correctly. There are several items that need to be reclassified. The 2013 Audit has been completed. J. Gonzalez and I will review then this will be signed. Delinquency there are 2 accounts, J. Gonzalez stated both owners were notified and funds will be mailed.

Unit 506 was written off for the deficit that was owed. M. Veltre advised there are no taxes due. The short sale is scheduled for June 18, 2014. M. Veltre will keep board updated. The contract for this unit was cancelled. The monies that were being held in escrow were returned to potential buyer.

H. Beckers made a motion to approve the March financial as presented, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the JMC turnover meeting regarding the stucco repairs. JMC, John Hobach wanted to review the stucco repairs. Present from JMC team, John Hobach, Gail Cooper, Attorney Greene, Belt Engineering. Also attending this meeting from association were all board members, Attorney Conrad Lazo, Michael Lenhart, Bud Karins. At the meeting JMC agreed the replacement of stucco was the proper and most cost effective way to complete the repairs, instead of pinning. If the pinning had been completed there would be no warranty on those areas. JMC, John Hobach requested to come to property 1 (one) time a week to review work being completed. This was approved by all parties with the understanding this does not hold the project up.

H. Beckers reviewed M. Lenhart, Karins Engineering report of items that are were found during inspection. The items that needed reviewed: #2 Stucco control joints, #4 Store front perimeters, #5 Store front glazing, # 6 Lower perimeter.

#2 Stucco Control Joints are failing, Karin's recommendation to replace control joints, cost \$18,533.00

#4 Store Front perimeters sealant, Karin's recommendation replace sealant, cost \$2,330.00

#5 Storefront glazing, Karins stated this could wait until next painting same with #6 Lower perimeters.

H. Beckers made motion to repair #2 control joints and #4 Store front perimeters for a cost of \$18,533.00, Seconded by A. Kesaria, All in favor, Motion passed unanimously.

H. Beckers stated there is an issue with the guests of tenants and tenants themselves. We have tried in the past to address this issue by changing from present 30 day rental to 90 day rental, membership voted it down so it did not pass. This issue will be discussed in old business.

Management Report: Presented by J. Gonzalez

Architectural Request: Unit 606 submitted Alteration form to change "Den" to a sleep area. In request adding door, frame, did not submit proper documentation. J. Pleva made a motion to deny Alteration Request as presented, Unit owner will need permit, architectural drawing, this cannot become a bedroom. Seconded by W. Selvidge, All in favor, Motion passed unanimously. J. Gonzalez to notify unit owner.

Architectural Request: Unit 703 install wood flooring, all paperwork was presented including underlayment. J. Pleva made a motion to Approve Alteration Request as presented, Seconded by W. Selvidge, All in favor, Motion passed unanimously. J. Gonzalez to notify unit owner.

Old Business:

Update on Painting Project was reviewed in Presidents report. J. Gonzalez advised a meeting is held bi-weekly with CPS Paint Contractor and Karins Engineering.

Update on Start date of Steam Room Renovation: H. Beckers stated the start date is May 5, 2014, we will pay 50% of the renovation and JMC will pay 50% as this is part of the turnover issues. Men's and Ladies steam rooms, showers, locker rooms, bathrooms and entry way will have new tile installed. The steam rooms will be closed for 8 weeks. J. Gonzalez has meet with and reviewed policies with Anclote Contractors.

New Business:

Lease program information and policy: H. Beckers stated unit owners are upset the unit owners who were present asked to speak at this time. The floor was opened for this discussion.

Unit owner of 403-2 addressed the number of tenant's guests that are and have been on the property over the past several months. Several years ago we had the exact same issues. She gave management copies of previous letters that were submitted. This time the damage is expensive equipment and property is being destroyed. This is now costing all unit owners. Explained some of the issues, cabanas being saved with coolers, towels, by 9 a.m. there are no cabanas open not for unit owners or anyone: The Jacuzzi issue with children being permitted to use, with the parents right there. This could become a serious issue for all if this does not stop. The number of one unit tenants was 10-17 guests. These issues have not gotten better, if anything they have gotten worse. Somehow the tenants have found yet another way around the rules. They want this problem resolved quickly as this is becoming a security issue. We have cameras but the staff should not have to monitor this. We must find a way to stop this behavior.

Unit owner 908-1 stated they had bought the unit for their retirement however we do rent several months during the year. She feels one way to help resolve this issue is to have management notify the unit owner of tenant issues immediately and keep track of incidents. Owner stated that all guests should be listed on the Lease Agreement. Owner stated have a membership meeting for all owners and give all owners an opportunity to discuss the issues with the tenants and guests and how the common area is being abused and damaged.

Unit owner 1108-1 stated this has become a monthly rental community, bringing family after family into the unit during a one month stay. When we purchased we were totally misrepresented that this was not a rental

community, as it is. I have seen this by their behavior how they do not take care of the equipment and facility, by the questions they ask, statements they make "my room" or "staying 5 days" "where is the bathrooms", etc. Many of them are coming from Florida Beach Rental Company. A letter needs to be sent to them stating the issues that are going on. I would like a guaranteed set fine be applied to the unit owner along with all costs incurred for repairs. Unit owner requested to explain the fining policy. Can Sandpearl Residences request a deposit or a portion of the deposit the unit owner gets for their unit, the association needs a deposit as well, then if damage is done the association takes a portion of this deposit to pay for damages, can this be done?

The unit owners requested new rules to be implemented immediately. What is the actual cost to unit owners for the damage misuse of the property?

A discussion ensued about not permitting tenants to have guests stay overnight or longer.

Unit owner 1101-1 stated this is a delicate and difficult situation. How do you get D.L. from children or photo I.D.'s? These are good guidelines but hard to enforce. Perhaps the board would make some recommendations and ask the residents for their recommendations. Regarding a 90 day lease there are ways to get this approved, rather than taking a haphazard approach: implement guidelines that can be enforced.

Unit owner 609-1 stated this issue must be addressed immediately. We have seen a big difference this year versus other years and it is not for the better.

J. Pleva asked J. Gonzalez to review what is occurring and how is it being addressed. J. Gonzalez stated one of the biggest issues are "the guests" they may or may not sign in with the Concierge, we have no way to identify the people on the camera when damage is occurring or their behavior is unacceptable. We are asking for photo I.D.'s only when we know they are staying overnight. When we know who they are the unit owner is sent a violation letter immediately, sometimes this takes time to verify who they are. When they do something in front of me I speak with them immediately, however, I cannot nor can the staff be present every moment. The cameras help however we have to know who they are. The coffee issue, tenants coming to 3rd floor with their thermos and take a pot or 2 back to their unit, along with the creamers, sugar is costing all unit owners.

A. Kesaria made a motion that tenants are not permitted to have overnight guests, and limit the maximum of 2 persons per bedroom, all guests are required to show photo I.D and a copy will be made and placed in unit file, Seconded by H. Beckers, All in favor, Motion passed unanimously.

H. Beckers requested recommendations from unit owners. We want to hear from all unit owners. J. Gonzalez to contact Attorney Bob Tankel to verify the new rules. Also request Attorney Tankel to put an amendment change together to be sent to membership to change 30 day lease to 90 day lease, have for the next meeting for approval.

Pelican Parking Garage:

H. Beckers reviewed the meeting with Michael Connor, President of Paradise Ventures, Inc., to discuss the issues regarding the parking garage. M. Connor showed the plans of the 6.5 story garage. The retail shops will be facing Pointsettias.

Unit owner 803-1 stated this garage will bring a lot more people to this specific area, there are no bathrooms, presently the dunes are being used for this. H. Beckers stated Robert Irwin, Assistant Manager to City Official Mr. Horn. Mr. Horn is delegating this to R. Irwin. We have requested a meeting and are awaiting a confirmation; at this meeting we will review the unit owners concerns.

Unit owner 609-1 does the 6.5 include the retail shops? Yes it does, it is maximum 75 ft. high.

Unit owner 1101-1 Asked the board if they will be meeting with the city and Mr. Connors? Will you be reviewing the master plans? The city has regulation that you can go up to 130 ft. I have submitted questions to Mayor Cretokos and others.

Unit owner 1108- stated first letter from President Association was taking the lead with the other properties, 2nd letter was the lesser of two evils. What is the board's position or are you not opposing this? Unit owner requested his statements be in the minutes. This is a major detractor to this property. The Resort, Residences and the developer have to supply the mitigations. I have photos of the stopping loading and unloading this takes

approximately 5 minutes for each. They leave behind their trash, diapers ect before loading the car when leaving. Right now valets are having an issue with time it is taking them due to the vehicles lined up. 600 cars @ 5 minutes per car this is what will be occurring should this garage go thru. Can the residences close off or limit this access to round about? This will become more of a gridlock area than it already is. Where is the city with regards to permitting M. Connor to proceed: is everything on track?

Unit owner 1101-1 lf. M. Connor involved why can't we see a photo?

W. Selvidge stated he legally opposes this and if necessary will get his own attorney. The other issue with the drop off is the issue on Baymont St with the ones intoxicated at 2 a.m. loud, etc. This area needs to be addressed.

Unit owner 1108-1 Stated give the residents time to get their own attorney. Will the board represent the owners, if you have not made up your minds time is of the essence. The developer has June 1, 2014 option. M. Connor had stated. Will there be a membership meeting? My thoughts do a survey by email then return to Joyce, all surveys will go to Joyce.

H. Beckers stated he will be meeting wi8th the city and will report back to the membership: H. Beckers thanked all of the unit owners for attending.

Owner's comments:

Dates of future meeting:

Monday, May 19, 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

J. Plevel made a motion to adjourn the meeting there being no further business, Seconded by B. Greenberg, All in favor to meeting adjourned at 4:30 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday, January 30, 2014 in the Board Room, 11 Baymont Street, Clearwater, Fl.

Hilmer Beckers called the meeting to order at 3:10 p.m.

Present were: Joseph Plevel Ashwin Kesaria Bryan Greenberg

Absent:

Present was Joyce Gonzalez, General Manager

Owners present:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Tuesday, January 28, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A. Kesaria made a motion to accept the minutes for December 17, 2013 with the following correction: a transfer was completed from the Reserve Account to the Operating Account in the amount of \$14,977.10, Seconded by J. Plevel, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the December financial was within the budget for 2013. A. Kesaria made a motion to transfer the \$250,000.00 excess monies in the reserve accounts to a CD or Money Market, whichever is paying the best rate, Seconded by H. Beckers, All in favor, Motion passed unanimously. There are 2 units on the delinquency report, 1 unit has Federal Expressed the funds, one has crossed in the mail, 4 were under \$25.00 ad instructed J., Gonzalez to write these balances off.

A. Kesaria made a motion to increase the Visa Credit Card to \$2,00.00, Seconded by H. Beckers, All in favor, Motion carried unanimously.

Funding of the CO2 detectors' have been being funded from the beginning, these have to be replaced every 3 years, which is why the balance is low.

A. Kesaria made a motion to write off the unpaid charges for Unit 506 in the amount of \$48,852.00, Seconded by H. Beckers, All in favor, Motion passed unanimously.

J. Gonzalez was instructed to set the payment of the taxes ot be paid out of the monthly maintenance from Unit 506.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the JMC turnover: Had a meeting with John Hobach and Gail Cooper on 12/17/2013 with a settlement offer this was sent to Attorney Conrad Lazo and Attorney Ted Tamargo, Real Estate Attorney, We awaiting on the final decisions.

B. Greenberg and I had a meeting to review the associations insurance, with Al Klutts, from BB&T Insurance. The meeting was very successful. We reviewed all of the individual policies. B. Greenberg stated the Flood insurance has a savings to each unit owner due to not having to purchase the DIC (difference in coverage) policy.

Each unit is now covered for the maximum of \$250,000.00. Al Klutts went to the market and shopped for proposals: several companies would not submit a proposal. On the whole insurance policy we have an additional savings of \$25,000.00, this is in addition to the flood savings. Al Klutts did an excellent job. B. Greenberg made a motion to accept the insurance, Seconded by J. Plevel, All in favor, Motion passed unanimously.

H. Beckers we sent the final painting specifications to Frank Fralick to review and make sure everything was included, he agreed. The painting contractors CPS are ready to begin the project.

Management Report: Presented by J. Gonzalez

J. Gonzalez presented a proposal to pressure clean the Baymont St. entrance, at the Rotunda area: A. Kesaria make a motion to pressure clean and seal the Rotunda Area, Seconded by B. Greenberg, All in favor, Motion passed unanimously.

Old Business:

J. Gonzalez reported the Artificial Turf was installed and the residents seem pleased with this choice.

New Business:

H. Beckers made a motion to that all units are required to change the washing machine hose to the heavy duty one, and that all units are required to have installed the water alarm, for a cost of \$75.00 this will be completed by our in house staff, Ricardo Mora, Seconded by B. Greenberg, All in favor, Motion passed unanimously. J. Gonzalez to send notice of the new rule.

A discussion ensued regarding the alteration request to change/or add front door hardware. After a lengthy discussion, the board opposed making this a master overall change. J. Gonzalez to do further research on this and verify with the attorney and present back her findings.

Owner's comments:

Mr. Greenwood asked about the Steamroom hole in the wall: H. Beckers explained JMC will not do repairs until after the settlement has been finalized. We are in the process of getting another proposal to have both steamrooms repaired and will move forward on this once we receive the proposal.

Mr. Greenwood asked about social activities: H. Beckers stated in the past the Social Committee had tried this but no one would attend so they stopped doing.

Mr. Brendel stated the condo is aging so the association should make changes such as changing the Community Area, he stated he would submit a drawing of what he thinks would be appealing to all. The way the Community room is now it is set up for small groups and not for a large group or a large social event. He feels it is too fragmented. He also suggested the manager's office should be redone, he has submitted drawings already but feels this needs to be completed.

Mr. Brendel requested in the next newsletter the following items be added: Water Aerobics, Mahjong games, and see who would be interested in these activities.

Dates of future meeting:

Monday, February 24, 2014 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

A motion was made by J. Plevel there being no further business adjourn the meeting, Seconded by H. Beckers, All in favor to meeting adjourned at 4:40 p.m.

Respectfully submitted,

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on, Thursday, March 27, 2014 in the Board Room, 11 Baymont Street, Clearwater, FL.

Hilmer Beckers called the meeting to order at 3:00 p.m.

Present were: Joseph Plevel Ashwin Kesaria Bryan Greenberg

Absent:

Guest: Mark Veltre/ Realtor for Unit 506

Present was Joyce Gonzalez, General Manager

Owners present: Mr. Manikas, Mr. & Mrs. Auperlle, Dr. Selvidge

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Sunday, March 23, 2014. Notices were emailed to homeowners who have provided email addresses to the Association.

Minutes: A. Kesaria made a motion to accept the minutes for January 30, 2014, Seconded by H. Beckers, All in favor, Motion passed unanimously.

Guest: Mark Veltre: M. Veltre presented what has transpired with regards to the tax for Unit 506. He explained were the process was with regards to the sale of this unit. M. Veltre explained that Chase bank is very difficult to deal with however in the past he has been successful with these types of sales. On March 18, 2014 the unit was scheduled to go to sale and the bank cancelled this. The unit now is set for a foreclosure sale.

Financial report: Presented by A. Kesaria, Treasurer

A. Kesaria stated the February Financial was within the budget for 2014. A. Kesaria made a motion to transfer \$250,000.00 to Popular Money Market Account \$98,650.00 to Popular Bank ICS account to keep within the \$250,000.00 FDIC limit, Seconded by H. Beckers, All in favor, Motion passed unanimously. There are several items that need to be reclassified, J. Gonzalez to work with CA to have these completed. A. Kesaria stated regarding the taxes for Unit 506 no need to pay as they have been paid.

President Report: Presented by Hilmer Beckers

H. Beckers reviewed the JMC turnover: The Proposed Settlement Agreement with JMC is in the attorney's hands, Attorney Lazo will be sending a final letter.

H. Beckers reviewed the SOI retirement amendment, Benefits will be for employees after 1 year of service, vesting will stay at 6 years.

H. Beckers spoke briefly about the Pelican Parking Garage.

Management Report: Presented by J. Gonzalez

Old Business:

Owner's comments:

N/A

Dates of future meeting:

November Meeting, Monday, November 25, 2013 @ 3:00 pm.

December Meeting, Tuesday, December 17, 2013 @ 3:00 p.m.

J. Gonzalez is to email all board members to verify date.

A motion was made by J. Plevel there being no further business adjourn the meeting, Seconded by B. Greenberg, All in favor to meeting adjourned at 4:35 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Organizational Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on January 27, 2015 in the Clubhouse at 11 Baymont Street, Clearwater, Florida.

Hilmer Beckers called the meeting to order at 3:10 p.m.

Present were: Hilmer Beckers Joseph Plevel William Selvidge Ashwin Kesaria Patrick Delio

Absent: N/A

Present: Joyce Gonzalez, General Manager

Guest: Norma McGrath/stenographer

Owners present: Kent Taylor, Sally Laufer, Dr. Thomas Greenwood, Stuart Rachlin, Shawn Washinko

- Ashwin Kesaria made a motion to nominate Hilmer Beckers as President, Seconded by William Selvidge, All in favor motion carried. Hilmer Beckers accepted.
- Hilmer Becker nominated William Selvidge as Vice President, Seconded by Ashwin Kesaria, All in favor motion carried. William Selvidge accepted.
- Hilmer Becker nominated Ashwin Kesaria as Treasurer, Seconded by William Selvidge, All in favor motion carried. Ashwin Kesaria accepted.
- Hilmer Becker nominated Joseph Plevel as Secretary, Seconded by William Selvidge, All in favor motion carried. Joseph Plevel accepted.
- Hilmer Becker nominated Patrick Delio as Director, Seconded by Joseph Plevel, All in favor motion carried. Patrick Delio accepted.

There being no further business a motion was made by J. Plevel to adjourn the meeting, Seconded by Ashwin Kesaria, All in favor to meeting adjourned at 3:20 p.m.

Respectfully submitted

Norma McGrath

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on January 29, 2015. Hilmer Beckers called the meeting to order at 3:20 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel
Patrick Delio
Absent: N/A
Present: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer
Owners present: Kent Taylor, Sally Laufer, Dr Tom Greenwood, Stuart Rachlin and Shawn Washinko

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Tuesday, January 27, 2015. Notices were emailed to unit owners who have provided email addresses to the Association.

Minutes: W. Selvidge made a motion to approve the minutes from December 4, 2014. Seconded by A. Kesaria, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A Kesaria reviewed the 2015 Insurance Package and was pleased to announce there will be a deduction from last year's premium. Policy will drop from \$158k to \$147K. There are six owners delinquent on assessments due to the changing of the bank account and their ACH payments. The Unit Owner's information had not reached the new bank by the time the maintenance payments were due.

A. Kesaria reviewed the three separate bank accounts at Wells Fargo. One account as of December 31, 2014 had a balance of approximately \$123,575.00 second one has balance of \$94,044.00 third account has \$31,541.00 A. Kesaria made a motion to transfer the \$123,575.00 to the BB&T account, and combine the 2 remaining accounts Seconded by Patrick Delio, All in favor, Motion passed unanimously.

President Report: Presented by Hilmer Beckers.

H. Beckers discussed the turnover which started in 2009, and are in the final stages of negotiations with Michael Cheezum from JMC.

H. Beckers discussed the legal issue that is pending from prior employee. The Employee's counsel requested a settlement however at the advice of association legal counsel the offer was declined. The employee abandoned their job.

H. Beckers reviewed a request from a unit owner to remove the lattice on the 3rd floor directly outside the community room doors. He stated this is part of the common elements and in order for any major change such as this it would have to go before the membership for a vote. Board members were in agreement not to send out a request to the membership for this item.

H. Beckers spoke briefly about the payroll company, SOIITRINET and explained he requested a reduction in the health benefits which they finally did. He stated for 2016 the board will look into a different payroll company.

Management Report: Presented by J. Gonzalez

J. Gonzalez reviewed pool heater pump and stated the pump has been soldered and is no longer leaking. Management will continue to maintain the pool heater pumps until the reserves are fully funded.

Code enforcement came out regarding the dumpster by parking lot by the Lobster Pot. The dumpster was cleaned by owners of the strip center where Clear Sky is located. The trees behind the dumpster will be trimmed on February 2, 2015. J. Gonzalez was instructed to make sure the resort is invoiced for this as this is their property.

The unit owner in Phase 2 on 3rd floor curtain wall window was broken and it was determined this is the associations responsibility. The cost for this repair is \$1,100.00 the window has been ordered. Al Klutz recommended that this should not be submitted to the insurance co.

The association computers have all been upgraded and there is now a permanent computer backup of the system offsite.

J. Gonzalez reviewed briefly the cracks in ramp area. Karins Engineering will be inspecting and preparing the specifications for the repair and CPS will submit a proposal. There are specific products that will be needed due to the constant wet surfaces inside the storm vault. The estimate at the moment is \$9,000 to \$10,000.

Old Business:

H. Beckers reviewed again the Sandpearl Residents do not own the land on Baymont St but this will be negotiated in the turnover final settlement. H. Beckers stated he had spoke to John Hobach/Sandpearl LLC (Sandpearl Resort) regarding the tree removal issue on Baymont St and John Hobach stated the Landscape Committee never returned the telephone calls.

H. Becker discussed the report from Valley Crest regarding the palm trees located on Baymont St. Valley Crest stated if the trees are trimmed, in the manner requested, they will become weak which will make them more likely to get a disease and then trees will die. Valley Crest will not guarantee or be responsible should the trees die or become infected. There is a possibility of getting a fine from the City and or the environmental agency. Mr. Taylor insists that something be done. W. Selvidge stated that since there are approximately 27 palm trees this problem will continue and we should find a solution. It was agreed that Joyce will get estimates and drawings on new landscaping on Baymont St. which will include the removal of the palm trees. J. Gonzalez to have several different plans one to include some type of barrier to eliminate the drop off and using the property. It was agreed nothing would be done until turnover is complete.

New Business:

H. Becker explained unit owner requesting the lease application fee for return tenants be waived. After a discussion the board agreed they did not want to change the policy to waive lease application fee.

H. Beckers explained unit owner request for the Board to review the cost of new remotes when original one is no longer operating. The charge has always been \$65.00. The board agreed to keep the charge at \$65.00.

Owner's Comments:

Dr. Greenwood inquired about the turf on Baymont St. when it will be replaced, J. Gonzalez advised as soon as the no longer use the entrance for deliveries, which should be 2 weeks at the most. Dr. Greenwood also stated he is very happy with the Unit Maintenance Program which he just joined. Mr. Rachlin asked if they should be concerned about concierge turnover. J. Gonzalez stated she believes she has good people now. The Concierge Staff who have left did so on their own accord for other positions and for personal reasons.

Dates of future Board Meeting: Thursday, February 26, 2015

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor to meeting adjourned at 4:15 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, February 26, 2015. Hilmer Beckers called the meeting to order at 3:00 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel
Patrick Delio
Absent: N/A
Present: Joyce Gonzalez, General Manager
Guest:
Owners present:

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Tuesday, February 24, 2015. Notices were emailed to unit owners who have provided email addresses to the Association.

Minutes: H. Beckers made a motion to approve the minutes from January 29, 2015 regular board meeting and January 29, 2015 Organizational meeting, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

A Kesaria reviewed the December 2014 financial stated for the entire year the association did well. Only item that went over were the turnover issues. Delinquency for February there are 4 units and J. Gonzalez has spoken to the unit owners, issues are with the ACH transition. W. Selvidge made a motion to accept the financial report, Seconded by Patrick Delio, All in favor, Motion passed unanimously.

President Report: Presented by Hilmer Beckers.

H. Beckers discussed the turnover and settlement with JMC Developer. H. Beckers explained he has spoken with both Attorney Conrad Lazo and Ted Tamargo/Real Estate attorney, and sent the recommendations from attorneys to Michael Cheezum from JMC. H. Beckers explained he received email from DEP regarding the storm vault and they are taking care of all documents for the transfer of this property to the association. Management is to place the DEP approval in the DEP binder for further reference.

H. Beckers stated painting is almost complete.

H. Beckers stated he received resignation letter from Donna Birt. H. Beckers was the only board member who had received this letter and will forward to all board members.

Management Report: Presented by J. Gonzalez

J. Gonzalez requested direction on completing the scheduled palm tree injection which the cost is \$5,616.00: due to the possibility of changing the landscaping in this area located on Baymont Street. After a brief discussion management is to hold off on completing this.

Old Business:

New Business:

H. Becker reviewed request to purchase Concierge Software program, this company is out of Canada. After a discussion A. Kesaria requested management is to verify references for clients in the U.S.A. and is in favor if references are good. H. Beckers made a motion to purchase Concierge Software Program verifying references, Second by A. Kesaria, All in favor, Motion passed unanimously.

P. Delio presented a "Form for Service Dog" if the need is ever warranted. This information came from the Fair Housing Act which addresses the "need" for a service dog.

Owner's Comments:

Dates of future Board Meeting: Thursday, March 26, 2015 @ 4:00 p.m.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor to meeting adjourned at 4:00 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on March 26, 2015. H. Beckers called the meeting to order at 4:00 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel
Patrick Delio
Absent: N/A
Present: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer
Owners present: Al Brendel; Dr .Tom Greenwood, John Ross and Bob Frick

Proof of notice of meeting: *J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Tuesday, March 24, 2015. Notices were emailed to unit owners who have provided email addresses to the Association on March 24, 2014.*

Minutes: H. Beckers made a motion to approve the minutes from February 26, 2015. Seconded by A. Kesaria, All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated January, 2015 had a surplus of \$13,961.
- One unit owner delinquent by three months. Board getting ready to send to attorney for collection, but unit owner paid \$3,000.00 and making arrangements to pay balance in full by May 1, 2015.

President Report: Presented by Hilmer Beckers.

H. Beckers stated that the scaffolding is just about ready to be removed completely.

JMC working on final report and will send within next few days. Once H. Becker receives it he will forward to all board members for their final review.

Management Report: Presented by J. Gonzalez

- The crack in the ramp was discussed. J. Gonzalez spoke with Unit Owner/Developer Mike Conner and will give her a few referrals. Due to the seriousness of this problem Mr. Becker suggested they discuss sooner than next Board meeting and discuss with JMC once turnover is complete as a separate issue. Joyce mentioned rough estimates could be anywhere from \$100,000 to \$150,000.00.
- Unit owner vehicle has been leaking oil. Final violation letter going out (3rd letter). Board approved to send to attorney if unit owner does not comply. Motion made by Mr. Becker, Seconded by P. Delio. All in favor, Motion passed unanimously.
- Discussed Menard Group estimate for repair of elevators. Motion made by P. Delio to approve, Seconded by A. Kesaria. All in favor, Motion passed unanimously.

- Discussed electrical box issues. Trying to have repaired without removing tree. Board approved repair. Motion made by P. Delio, Seconded by A. Kesaria. All in favor, Motion passed unanimously.
- Discussed Dunes. Unit owner sent email suggesting we put signs up by Dunes. Mr. Becker stated the Dunes were owned by City and the Association should not spend money on signs.
- Discussed Re-Entry Program. A notice will go to all owners once Joyce receives all the information on program. All owners must have an emergency access permit to get on the island in the event of an emergency.

Old Business:

N/A

New Business:

Planter repair and electric and elevator repair already discussed.

Owner's Comments:

- T. Greenwood asked if Board would look into putting a bench next to the lockers so that you can sit down. Joyce will get quotes.
- A. Brendel thanked Board for sending his letter to unit owners with Notice of Meeting. Also mentioned the document was in .pdf form and could not click on links referred to in his letter.
- P. Delio asked if Board could look into a locker by the Boardwalk doors so that you could put things in prior to going to beach. Joyce going to get quotes.
- T. Greenwood mentioned that the sprinkler knob outside where you rinse off keeps getting broken. Suggested putting a sign there to let people know it will not work without a key or keypad. Mr. Beckers mentioned once the turnover was complete that they should install a gate on both ends of the boardwalk.

Dates of future Board Meeting: Thursday, April 30, 2015 at 3:30 p.m.

P. Delio made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor, motion passed to adjourn meeting at 4:40 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on April 30. H. Beckers called the meeting to order at 3:30 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel
Patrick Delio
Absent: N/A
Present: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer
Owners present: Dr .Tom Greenwood

Proof of notice of meeting: *J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II, on, Tuesday, April 28, 2015. Notices were emailed to unit owners who have provided email addresses to the Association on April 28, 2015.*

Minutes: A. Kesaria made a motion to approve the March 26, 2015 minutes as presented, Seconded by P. Delio. All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated February, 2015 had a surplus of \$11,120 and March, 2015 there was a deficit of approximately \$23,289.

Unit 1601 delinquent by three months. Unit owner suppose to send check. A. Kesaria suggested if this type of payment history continues that the Board follows all possible actions as stated in the Declaration of Covenants Section 13.3. W. Selvidge made motion to approve sending Unit owner 1601 to attorney for collection if payment not received. Seconded by J. Plevel. All in favor, Motion passed unanimously. There is another unit behind one month, Unit 1604.

President Report: Presented by H. Beckers.

- H. Beckers stated the final Settlement Agreement was sent to Mr. Michael Cheezum. The paper work should be complete in few weeks with final Settlement and check.
- H. Beckers stated that an amendment change to the First Floor Easement (garage) budget listed in the Easement Agreement Exhibit 6 of the Articles of Incorporation may need to be recorded. J. Gonzalez is to speak with Gail Cooper.
- H. Beckers discussed the Baymont St Renovation of Landscaping: This area is a continuing issue regarding the landscape in front of the building and how the people going to the beach use the Sandpearl property. Management is getting a preliminary proposal from Valley Crest. An estimate of cost may be anywhere from \$45,000 to \$50,000, a special assessment would have to be approved by the members.

A discussion ensued regarding the Association being in green compliance status and how the Palm trees on Baymont St. may act as a sound barrier. Management was instructed to contact the City of Clearwater first regarding what their landscaping requirements are. The existing 8 palms may not be permitted to be removed. The Sandpearl Resort still owns this property. Once all the property has been transferred to The Residences at Sandpearl this issue will be further discussed. The association may need to contact the association's attorney for his opinion.

- H. Beckers discussed the discrepancy in the Condominium Documents with regards to the different percentages and getting approval from the membership which could create ;difficult situations in the future. There are 3 different percentages – 67/70/80%. The board is in agreement to discuss how to make the documents consistent and to contact Attorney Tankel again to review this again and have this resolved.
- H. Beckers discussed the Electric Car Charging System and requested management contact Ovation/JMC property and get all the details and specifications. They installed an electric car charging system and appears to be working well. They set this up where each owner pays for his own and has own meter.
- H. Beckers discussed the proposals they received for gates to be installed on the beach boardwalk. Proposal for gates on the North and South side, prior proposal approximately \$2,250. Discussion ensued on what type of entry system would be installed: FOB or regular locking system. Once the boardwalk has been transferred to the Residences management is to verify the cost is the same and present to the board for approval.

Management Report: Presented by J. Gonzalez

- J. Gonzalez presented the different types of benches and costs. W. Selvidge made a motion the maximum price per bench is \$300. 00, Seconded by P. Deli All in favor, Motion passed unanimously
- J. Gonzalez reviewed the cost to remove the sand on the southwest corner of 1st floor, San Marco Street by the exit doors and sidewalk. The estimate for the sand removal is \$2,500.00. H. Beckers requested J. Gonzalez check with the City of Clearwater due to the fact the property is owned by the city, maybe they will remove the sand or work with us to get this moved.

Old Business: N/A

New Business:

- Owner requested that something be placed over verticals on 2nd floor west wall to help keep out sand. Other owners have also complained. Possible solutions were discussed (green mesh, sand deflector or awning, car covers). J. Gonzalez to look into possible solutions.
- Unit Owner of 1205 requested permission to post her husband's obituary on website. After a brief discussion it was decided that management is to send the information via email to all unit owners.

Owner's Comments:

- Dr. Greenwood commented that the enhancements on security seem to be helping.

Dates of future Board Meeting: Thursday, June 4, 2015 at 3:30 p.m.

H. Becker made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor, motion passed to adjourn meeting at 4:20 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
 Managing Agent for
 The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on June 4, 2015. H. Beckers called the meeting to order at 3:30 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel
Patrick Delio
Absent: N/A
Present: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer
Owners present: Dr .Tom Greenwood

Proof of notice of meeting: *J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, June 2, 2015. Notices were emailed to unit owners who have provided email addresses to the Association on June 2, 2015.*

Minutes: A. Kesaria made a motion to approve the April 30, 2015 minutes as presented, Seconded by P. Delio. All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated May, 2015 had a deficit of approximately \$15,427, stated this would be made up in time.
- A. Kesaria stated that all owners were current on Assessments.
- H. Beckers stated receipt of Settlement with JMC. Received a check in the amount of \$230,080 also received a check for \$60,000 previously.
- J. Gonzalez mentioned need to make a decision on line of credit. Discussions followed on line of credit. The Line of credit is in the amount of \$150,000, of that amount \$70,000 has been spent. H. Beckers discussed using the money from JMC settlement to payoff line of credit and to leave line of credit open. Also discussed using the remainder of funds for reserves.

H. Becker made a motion to payoff the line of credit in the amount of \$150,000 and to keep the line of credit open. Motion also made to put the remainder of the funds in Reserves. Both Motions Seconded by W. Selvidge. All in favor, Motions were passed unanimously.

President Report: Presented by H. Beckers.

- H. Becker stated he was waiting on Mike Cheezum regarding the repair of the ceiling in the vault.
- H. Becker stated that the steam rooms were almost complete. Still need to tile and grout. The steam generator has been ordered which takes 14 business days for delivery. The steam generator was \$18,200 with 50% down. The cause for failure of the generator was mechanical failure. Discussed that the Association had property insurance policy and a boiler insurance policy. H. Becker stated there would be no money paid out of pocket. Insurance

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on December 10, 2015. H. Beckers called the meeting to order at 3:00 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel
Patrick Delio
Absent: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer
Owners present: Carol & Ken Aupperle; Dr. Tom Greenwood

Proof of notice of meeting: J. Gonzalez confirmed *that notices were posted in mailroom for Phase I and Phase II on Monday, December 7, 2015. Notices were emailed to unit owners who have provided email addresses to the Association on December 7, 2015.* J. Gonzalez stated there may have been a problem with some of the emails going out and stated notices were emailed a second time.

Budget Minutes: W. Selvidge made a motion to adopt the November 10, 2015 budget minutes as presented, Seconded by A. Kesaria. All in favor, Motion passed unanimously.

Board Minutes: H. Beckers stated he wanted a change to minutes under "Old Business" regarding the storm vault. Before contacting M. Cheezum, the Board would go through normal channels first, which is contacting Gail Cooper and John Hulbert first. Second option would be to negotiate with Mike Cheezum and third, contact our attorney. Second correction under "Owners Comments" - Dr. Greenwood ask that we present the proposed lease change from a minimum of 30 days to 90 days at Annual Meeting. Mr. Beckers stated that would be discussed after annual meeting. A. Kesaria made a motion to adopt the November 10, 2015 with the changes above, Seconded by W. Selvidge. All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated there was a surplus for October of \$208,479.00. J. Gonzalez stated there is one delinquency and the unit owner is to get with Joyce on 12/11/15 or 12/14/15 to straighten out. J. Gonzalez also stated that there is one unit owner that is carrying a credit of \$2,598 and she is working on straightening out this ledger with management. W. Selvidge made a motion to adopt the financial report as presented, Seconded by P. Delio. All in favor, Motion passed unanimously.

President Report: Presented by H. Beckers.

- H. Beckers stated that we have received 4 candidate applications for Board Members. W. Selvidge and J. Plevel would be submitting their applications today. H. Beckers stated Joyce would send out second notices when required. He stated annual meeting

will be at 5 p.m. on January 28, 2015. The Board will meet at 4:30 and count votes, then have the organizational meeting to assign positions.

- H. Beckers stated that the assistant fire inspector has been uncooperative and unprofessional. He stated that Joyce has handled any sprinkler issues and problems with xmas tree lights. W. Selvidge suggested to Joyce that she write down everything that the fire inspector is requesting because sometimes the inspectors overstep their job boundaries.
- H. Beckers stated that they would pay the taxes for the perimeter of the resort of \$6,517 and chargeback 50% to JMC. H. Beckers also stated that once taxes are paid that each unit owner is entitled to deduct a percentage of taxes paid divided by total units. A letter will go out to owners once taxes are paid.
- H. Beckers stated the employee holiday party would be on Saturday, December 12, 2015 at Alfonsos on Ft. Harrison. H. Beckers suggested Board Members stop in and thank employees if they were available.

Management Report:

- J. Gonzalez stated that the sand was removed today which cost \$600. They will have to see what will grow in that area.
- J. Gonzalez stated she sent a violation letter to Unit 303-2 regarding their guests possibly breaking a bottle in the pool. Joyce stated that the Association was very lucky that they did not have to go through the expense of draining the pool because the bottle was a dark brown.
- J. Gonzalez stated she received a letter from Duke Energy regarding different rates. She will be meeting with them after the first of the year to discuss.
- J. Gonzalez confirmed with Board that they would not make a decision on Grills until after the Annual Meeting.
- J. Gonzalez discussed the storm vault. They have two companies to clean up storm vault. One company will pressure clean and the other will remove the sludge. The cleanup and removal of sludge is going to cost approximately \$4,900. Joyce stated the cleanup will begin at the beginning of the year. H. Beckers stated that this has been very difficult finding a company to do the repairs. They have one estimate from CPS of \$29,950 to repair the ramp cracks. They also have another estimate of approximately \$42,000 to repair just the bottom of the vault. This has been an ongoing problem. JMC is aware of the problem they stated when cracks first appeared that they were settlement cracks. Continuing to get estimates. P. Delio asked if the Association would pay for all repairs first and then get reimbursed. H. Beckers stated that the Association would have to do repairs and then see about getting reimbursed from JMC.
- J. Gonzalez pointed out that the long term rentals were good. Board pleased with long term rentals. Only 3 one month leases currently.
- J. Gonzalez stated there was a request from unit owner to have a holiday party on 12/26/15. The Rules state no holiday parties the day before or the day after a holiday. Board stated they would not make exception to the rules.

Old Business:

- Storm vault already covered.
- Discussion on shutter specifications. W. Selvidge stated need to add 13)c) Installation process must meet Items 8, 9 and 10. B)1) color must be flat black (no white).

- A. Kesaria made a motion to approve the Hurricane Shutter Specifications with the above changes, Seconded by J. Plevel. All in favor, Motion passed unanimously.

New Business:

- Owners Comments. Dr. Greenwood asked about the shutter motors having to be serviced. H. Beckers stated that it is owners' responsibility for maintenance if they get hurricane shutters.
- Dr. Greenwood also wanted to comment that the holiday decorations looked great.
- Dr. Greenwood brought up that some owners are not keeping their dogs on a leash when in the elevator and building. Joyce stated she would put a notice up in the elevator that dogs must be on leash at all times.
- P. Delio mentioned that the newsletter was very helpful. Also suggested that in the next newsletter they mention about the glass be broken in the pool area and the time and expense to drain the pool if it happens again. Joyce going to put in next newsletter.
- P. Delio asked about removing dunes. Joyce stated that the dunes cannot be removed. The company removing the sand would come out approximately every 6 weeks to rake and level the sand.

Dates of future Board Meeting: Thursday, January 28, 2015 at 4:30 p.m.

- H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor, motion passed to adjourn meeting at 3:50 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Budget Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owners' Association, Inc. met on November 12, 2015. H. Beckers called the meeting to order at 3:05 p.m. H. Beckers established quorum.

Present were: Hilmer Beckers Joseph Plevel William Selvidge Ashwin Kesaria
 Patrick Delio (via telephone)

Absent: N/A

Present: Joyce Gonzalez, General Manager

Guest: Norma McGrath

Owners present: Al Brendel, Carol & Ken Aupperle; Dr. Tom Greenwood

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Monday, November 9, 2015. Notices were mailed on November 9, 2015.

Minutes: H. Beckers waived reading of October 8, 2015 minutes until Board of Directors Meeting.

Budget: H. Beckers presented Proposed 2016 Budget with reserves. Stated there are a few items that have slightly gone up and a few that have decreased. H. Becker made a motion to Adopt the 2016 budget with reserves as presented, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor to meeting adjourned at 3: 10 p.m.

Respectfully submitted,

Joyce Gonzalez ILCAM

Managing Agent for

The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owners' Association, Inc. met on November 12, 2015. H. Beckers called the meeting to order at 3:00 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel
Patrick Delio by telephone
Absent: Joyce Gonzalez, General Manager
Guest: Norma McGrath/Stenographer
Owners present: Albert Brendel; Carol & Ken Aupperle; Dr. Tom Greenwood

Proof of notice of meeting: J. Gonzalez confirmed *that notices were posted in mailroom for Phase I and Phase II on Monday, November 9, 2015. Notices were emailed to unit owners who have provided email addresses to the Association on November 9, 2015.*

Minutes: W. Selvidge made a motion to approve the October 8, 2015 minutes as presented, Seconded by J. Plevel. All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated September, 2015 there was a surplus of \$201,794.00. A. Kesaria stated there were no delinquencies for October. Waived late fees for one unit owner due to J. Gonzalez being out of town.

Old Business: Hurricane Shutters Update: H. Beckers stated there are representatives present to demonstrate the Hurricane Shutters.

- Roll Shield Company gave demonstration on the hurricane shutters and reviewed the specifications of this product. Larry Sgammato, Sales Rep, and Jesse Otazo, General Manager was present. Also present was Bob DeBoth, representative from Super Max Hurricane Screens. Super Max are the manufacturers of the actual screen. It was stated the Hurricane Shutters can withstand winds up to 186 miles per hour. There were pamphlets distributed for complete details of shutters. Representatives invited all Board Members and management to visit their showroom at anytime to see demonstrations and see materials on a larger scale. Management will make copies for any resident wanting further information.

President Report: Presented by H. Beckers.

- A brief discussion regarding the Employee Holiday Party and the Employee Holiday Fund. The employee holiday party will be on December 12, 2015 at Alfanos. H. Beckers instructed management to send out the Holiday Fund letter to all residents. W. Selvidge stated he would handle the deposits as he did last year. P. Delio stated several residents had inquired about the employee party and if residents ever came to

this event. J. Gonzalez stated residents have never attended however the board members have always been invited.

- A discussion regarding the 2015 tax bill in the amount of \$6,517. JMC transferred the property to The Sandpearl Residence in June 2015. J. Gonzalez stated she will call and confirm the amount. If there are any monies owed during the months of January thru June 2015, the First Floor Resort and Shops will be billed when the Tru Up of 2015 is completed. . .
- H. Beckers requested W. Selvidge continue working on updating the specifications for hurricane shutters and to present at the next meeting to vote on.
- Mr. Oldham a previous tenant of Unit 506 reported an incident with his vehicle on November 19, 2014, the tenant then moved out of building. Back in May of 2015 an email was sent to management requesting the association pay for all repairs to his vehicle. After reviewing all the information a letter was sent to Mr. Oldham stating the incident was the tenant responsibility and the association was not liable. All board members reviewed all information and the letter sent to this person. No further action was taken.

Management Report:

- J. Gonzalez stated there were 55 units in the maintenance program.
- Also reported the number of 30 day leases has decreased. The number of 90 day - yearly leases has increased.
- Management has found a company to powder coat the Sliding Glass Door Handles confirming the company who may be able to locate the door handles.
- Elevators will be refurbished in January or February 2016.
- J. Gonzalez received proposal for grills from Creative Outdoor Kitchens, handed out proposals. This will be discussed at a later date.

Old Business:

- Discussed the storm vault. The Second pull test was successful for the material to do the repairs on the interior. Management is working on contacting companies who will be able to pressure clean and vac out all debris so the repairs to the vault can be completed. Once proposals have been received the work will be completed on the interior of the stormvault. The exterior on the ramp is a bit more detailed and management is still working on this part. Once the project is completed Management will send a letter to Gail Cooper and John Hobach from JMC Communities requesting payment for this work as this issue with the cracking was noted in the 2009 turnover study completed by the association's engineer.

- **New Business:**

- J. Gonzalez stated a unit owner requested the Lease Application Fee be waived as the lease is for his parent. After a brief discussion the Board agreed not waive the Lease Application fee.
- H. Beckers discussed Annual Meeting Election date of January 28, 2015. J. Gonzalez reviewed when notices would be sent out.
- H. Beckers stated they received the proposals for CO2 Fans to have preventative Maintenance for first and second floor at cost of \$4,300.00. The CO2 detectors are in

the reserves for 2016. The replacement of the CO2 detectors will be \$15,932. They will be replaced in March or April 2016.

Owner's Comments:

- Dr. Greenwood requested the Board to review the minimum of a 90 day lease. Discussion followed. H. Beckers stated this item will be revisited after the annual meeting..
- Al Brendel brought up discussion on storm vault. Maybe check into the definition of "confined space". J. Gonzalez stated she would review this with the engineers.
- Al Brendel asked why The Sandpearl had to pay for scaffolding for the painting on our building and Mandalay are not use scaffolding. H. Beckers stated that the Board depends on the expertise of the company on whether scaffolding is needed or not.

Dates of future Board Meeting: Thursday, December 10, 2015 at 3:00 p.m.

W. Selvidge made a motion to adjourn the meeting there being no further business, Seconded by, J. Plevel. All in favor, motion passed to adjourn meeting at 4:25 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM

Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Budget Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owners' Association, Inc. met on November 12, 2015. H. Beckers called the meeting to order at 3:05 p.m. H. Beckers established quorum.

Present were: Hilmer Beckers Joseph Plevel William Selvidge Ashwin Kesaria
 Patrick Delio (via telephone)

Absent: N/A

Present: Joyce Gonzalez, General Manager

Guest: Norma McGrath

Owners present: Al Brendel, Carol & Ken Aupperle; Dr. Tom Greenwood

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in Phase I and Phase II, on, Monday, November 9, 2015. Notices were mailed on November 9, 2015.

Minutes: H. Beckers waived reading of October 8, 2015 minutes until Board of Directors Meeting.

Budget: H. Beckers presented Proposed 2016 Budget with reserves. Stated there are a few items that have slightly gone up and a few that have decreased. H. Becker made a motion to Adopt the 2016 budget with reserves as presented, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor to meeting adjourned at 3: 10 p.m.

Respectfully submitted,

Joyce Gonzalez ILCAM

Managing Agent for

The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on October 8, 2015. H. Beckers called the meeting to order at 3:00 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel
Patrick Delio
Absent: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer
Owners present: Albert Brendel; Carol & _____ (Husband) Lindstrom;
Dr. Tom Greenwood

Proof of notice of meeting: H. Beckers confirmed *that notices were posted in mailroom for Phase I and Phase II on Tuesday, October 6, 2015. Notices were emailed to unit owners who have provided email addresses to the Association on October 6, 2015.*

Minutes: A. Kesaria made a motion to approve the August 23, 2015 minutes as presented, Seconded by W. Selvidge. All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated August, 2015 there was a surplus of \$196,427.00.
- A. Kesaria stated that Association received check in the amount of \$5,139.00 from the Resort for the garage expense allocation.

H. Becker made a motion to approve financial report. Motion Seconded by W. Selvidge. All in favor, Motion was passed unanimously.

President Report: Presented by H. Beckers.

- H. Beckers stated that insurance companies are still going back on forth on whether the boiler should have been replaced or not. He stated that Al Kutz was still working on it.
- H. Beckers stated that the final invoice to CPS for the painting project has been paid.

Management Report: N. McGrath stated J. Gonzalez had prepared Management Report which everyone had copy. I stated there was one item that needed Board approval, which was paying the \$9,000 invoice for the boiler out of Deferred Maintenance. A. Kesaria made a motion to approve. Motion Seconded by P. Delio. All in favor, Motion was passed unanimously.

- Discussed ramp issues and that testing is continuing in vault.
- Discussed that the Jacuzzi needs to be resurfaced.

Old Business:

- Hurricane Shutters. W. Selvidge stated he needed another month to finish up getting specs for hurricane shutters. Al Brendel gave W. Selvidge report on shutter specs.
- Discussions on the boardwalk gates. Discussed that the fobs for the gates on the Boardwalk may not work due to the outside weather conditions. P. Delio stated that he does not believe the gates on the North and South end of the boardwalk will be effective. P. Delio stated without enclosing the entire length of the boardwalk anyone could walk around the gates and enter from the sand and still use the boardwalk. New proposals will be needed.
- Discussions on the Bright House contract. Discussed owner's request on how unit owners are charged - a percentage of all units verses square footage per unit. W. Selvidge thought square footage did not matter that everyone's usage is different. P. Delio stated that Crescent Beach Club charges by unit. A. Brendel stated they need to do what is legal. H. Beckers suggested referring this to legal counsel.

New Business:

- Discussions on the 2016 Proposed Budget. A. Kesaria discussed budget committee and wanted to thank Joyce Gonzalez for all of help and committee members also. A. Kesaria stated that there has not been an increase in 3 or 4 years. Discussed putting \$107,143 into reserves, possibly splitting it up into insurance and emergency repairs. Decision was not made on how to split up exactly at this time. If budget approved it would be an increase of approximately \$5 to \$10 per month per unit owner. Discussed the Condominium Associates was missing property tax line item since the original turnover of perimeter which took place in June of 2015. The estimated tax bill may be approximately \$6,000 a year. The Proposed 2016 Budget approved for mailing. H. Becker made a motion to approve the Proposed 2016 Budget Seconded by W. Selvidge. All in favor, Motion was passed unanimously.
- Discussions on guest parking space requested by unit owner. Discussed the order of who should be able to park in guest parking spaces. It has always been a problem with owners having two vehicles. Al Brendel stated he thought that owners with second cars should have option to park in guest spaces first. H. Beckers stated he thought it should be owners, employees, and then guests.

Owner's Comments:

N/A

Dates of future Board Meeting: Thursday, November 12, 2015 at 3:00 p.m.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, A. Kesaria. All in favor, motion passed to adjourn meeting at 3:40 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on August 27, 2015. H. Beckers called the meeting to order at 3:00 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel
Patrick Delio attended via telephone
Absent: N/A
Present: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer
Owners present: None

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, August 25, 2015. Notices were emailed to unit owners who have provided email addresses to the Association on August 25, 2015.

Minutes: A. Kesaria made a motion to approve the July 23, 2015 minutes as presented; Seconded by W. Selvidge. All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated July, 2015 there was a surplus of \$201,129.
- A. Kesaria stated that Association received check from insurance company in the amount of \$7,222.19.

H. Becker made a motion to approve financial report. Motion Seconded by W. Selvidge. All in favor, Motion was passed unanimously.

President Report: Presented by H. Beckers.

- Unit 1504 submitted scope of work by CPS to repair balcony waterproofing repairs in the amount of \$12,900.
- J. Gonzalez received notice of violation regarding the City of Clearwater and Clearwater Aquarium issue with the sea turtles and the lighting. If the Association does not change lighting or turn lights off the association will be fined. J. Gonzalez will be in contact with Julie Phillips of City of Clearwater to discuss.
- Storm vault. There are more cracks and could be bigger problem than originally thought. H. Beckers stated that they need to send letter to M. Cheezum regarding getting reimbursed for out-of-pocket expenses to date.

- J. Gonzalez stated that Shawn Washinko, Unit 304 requested the shrubs in front of his unit be trimmed down. J. Gonzalez will have shrubs trimmed.

Owner's Comments:

None present.

Dates of future Board Meeting: Thursday, October 1, 2015 at 3:00 p.m.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by, A. Kesaria. All in favor, motion passed to adjourn meeting at 4:00 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on July 23, 2015. H. Beckers called the meeting to order at 3:00 p.m. Established quorum.

Present were: Hilmer Beckers William Selvidge Ashwin Kesaria Joseph Plevel Patrick Delio
Absent: N/A
Present: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer
Owners present: None
Also present: Joseph Boldiga - Condominium Associates
Al Klutts - BB&T Insurance

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, July 20, 2015. Notices were emailed to unit owners who have provided email addresses to the Association on July 20, 2015.

Minutes: W. Selvidge made a motion to approve the June 4, 2015 minutes as presented, Seconded by A. Kesaria. All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated June, 2015 there was a surplus of \$209,046.
- A. Kesaria stated that one owner (1601) was delinquent. J. Gonzalez stated that owner had paid that morning.
- J. Gonzalez stated Unit 808 was for sale.

H. Becker made a motion to approve financial report. Motion Seconded by W. Selvidge. All in favor, Motion was passed unanimously.

President Report: Presented by H. Beckers.

- H. Becker introduced Joseph Boldiga new owner of Condominium Associates. H. Becker asked if there would be any changes with the management company. J. Boldiga stated that there would be no changes with the Company.
- Al Klutts from BB&T Insurance was introduced. Mr. Klutts explain the process of the insurance claim regarding the steamroom generator claim. He stated that John Kopetz of Travelers Insurance also stated he worked for the State as a State Boiler Inspector as well as an engineer. John Kopetz had stated that boilers need to be inspected by the State on an annual basis. Mr. Klutts stated there are differing opinions whether the boiler could be fixed or needed to be replaced. He stated at this time John Kopetz went

on short term disability. Mr. Klutts mentioned he spoke with Debbie Tower of Hartford Insurance and gave the name of the person for risk control who Florida Boiler could speak with. Documentation must be presented that the boiler needed to be replaced rather than fixed at which time this will be reviewed again for payment. The State Auto Insurance paid an initial payment of \$63,756.10.

- Discussion on the amendment to the documents to make consistent

Management Report: Presented by J. Gonzalez.

- J. Gonzalez stated she will be meeting code enforcement meeting next week to find out about removal of trees on Baymont St.
- J. Gonzalez stated children had gotten out on the roof. Management is looking into what can be done to ensure the doors going to the roof are always secured. The issue is that *ale* companies come and go and sometimes leave doors not pulled closed. Will also be looking into estimates on alarms to roof doors. Management mentioned it may be approximately \$800 for four doors.
- J. Gonzalez reviewed the pull tests for the crack repairs in the stormvault. The first pull test failed. The second pull test will be next week. If test is successful will request quote to finish.
- J. Gonzalez stated that Unit 1406 had a water leak and has been leaking on and off. This unit had a leak prior to turnover. JMC was aware and stated they had repaired the leak. CPS performed water test on sliding glass door and however it did not leak. CPS suggested a window pressure test, and additional water testing. J. Gonzalez stated the window pressure test would be approximately \$2,500. H. Beckers suggested they go back to JMC.
- J. Gonzalez stated the Jacuzzi would have to be resurfaced and would present bids in the next several months.
- J. Gonzalez stated remainder of sand on beach would not be removed until turtle season was over.

Old Business:

- Hurricane Shutter Specifications. Discussions followed on the different type of materials used for hurricane shutters. Also discussed the placement of shutters whether they should be on the outside of the balcony. If they were on the outside of balcony porch furniture would still have to be secured. Joe Boldiga stated some Associations allow hurricane shutters to be put on so many days prior to storm and must have to be removed so many days after. Problem is enforcing removal of shutters. H. Beckers suggested W. *Selvidge* get more information on types and materials that he would like the Board to consider and to present them at the next meeting.

New Business:

N/A

Owner's Comments:

None present.

Dates of future Board Meeting: Thursday, August 27, 2015 at 3:00 p.m.

- A. Kesaria made a motion to adjourn the meeting there being no further business, Seconded by, W. Selvidge. All in favor, motion passed to adjourn meeting at 3:55 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on June 30, 2016. Dr. Selvidge called the meeting to order at 4:10 p.m. Established quorum.

Present were: William Selvidge Hilmer Beckers Joseph Plevel Ashwin Kesaria
Absent: Bill Simpson on telephone
Management: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer

Owners present: Dr. Tom Greenwood; Patrick Delio; Ken & Carol Aupperle, Kent & Dorothy Taylor and Jay Flatt.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on June 27, 2016. Notices were emailed to unit owners who have provided email addresses to the Association on June 27, 2016.

Board Minutes: Dr. Selvidge waived reading of minutes of May 19, 2016. A. Kesaria made a motion to adopt the minutes, Seconded by H. Beckers. All in favor, Motion passed unanimously.

Financial report: A. Kesaria stated that the year-to-date deficit was \$63,008. He stated that this would decrease by year end. There were no delinquencies at this time. J. Gonzalez stated that there were a few invoices all due at same time period, such as insurance, fire suppression, elevator contract, etc. are accrued items which contributes to the deficit at this time.

There was discussion regarding the Bank of Tampa line of credit. A. Kesaria stated he was not sure if it was necessary to keep line of credit. Dr. Selvidge thought it was a good idea to keep in case of an emergency. The Board agreed to keep. H. Beckers made a motion to adopt the financial report. Seconded by J. Plevel. All in favor, Motion passed unanimously.

President Report: Presented by Dr. Selvidge.

- Stated that the Audit Report was final and correct. J. Gonzalez asked the Board their opinion on posting on the Association website. The Board agreed it was okay to post on website.

Management Report: Presented by J. Gonzalez.

- Stated that Units 1006 and 304-2 had sold. New owner of Unit 1006 does not plan on leasing their unit. Owner of 304-2 stated they may lease it 2 or 3 times a year.
- Stated that Unit 408 was submitting information to install hurricane shutters. A. Kesaria made a motion to *approve* installation of hurricane shutters. Seconded by H. Beckers. All in favor, Motion passed unanimously.
- Discussion regarding condensation on ceilings around the ac duct grills on floors 14, 15 and 16. Currently running floor fans. J. Gonzalez stated the possibility of purchasing a

dehumidifier for each floor. Management stated she had one proposal. Board suggested getting another proposal and the possibility of leasing instead of purchasing. J. Gonzalez will get additional bid.

- J. Gonzalez discussed the issue regarding the 4 palm tree lights on the south side of pool deck were not working correctly. J. Gonzalez stated that it would be a big job to find original electrical boxes and that they may need to dig out planters. J. Gonzalez will be getting proposal on running a bypass in order to fix lights.
- J. Gonzalez stated she would have sample of the mushroom lights by July 5, 2016.
- J. Gonzalez stated she received the parts for the water softener for future repairs.
- J. Gonzalez stated the annual fire inspection schedule would begin the week of July 11, 2016 and would take approximately 4 days to complete.
- Unit 1004 has a water leak on the north guest bedroom wall. Joyce is scheduling water tests and will keep Board informed of results.
- J. Gonzalez stated issue with dryer stacks. J. Gonzalez stated she had proposal for Phase I, which was approximately \$10,374.38 and Phase II was \$2,053.56. H. Beckers suggested having 3 bids.
- J. Gonzalez stated the bird problem on Phase II roof and unit owner's balcony. The bird droppings will eventually eat away at the membrane of the roof. Discussed options to get rid of the birds, possibly using fishing line, bird whistle which could not be heard by residents, stated the nest must be removed. H. Beckers suggested Joyce look into other options and get back with Board.
- J. Gonzalez stated refurbishing of the dry saunas and treating wood would cost approximately \$1,852.00. H. Beckers suggested this should be completed as part of regular maintenance on saunas.
- Other items in Management Report.

Old Business:

- Discussed letter from JMC regarding the cracks. M. Cheezem of JMC turned down proposal regarding the cracks. It was also mentioned that all businesses sharing ground floor would have to contribute their percentage to repair.

New Business:

- J. Gonzalez reviewed the issue with concierge accepting Certified Mail for unit owners especially if they are not permanent residents at the Sandpearl or if the owners are on extended vacations, etc. Discussion followed on the pros and cons of doing this service. It was determined that J. Gonzalez would notify owners that they must opt out in writing if they do not want concierge to accept certified mail.

- J. Gonzalez to the board that there is a class action law suit regarding front load washers made by Whirlpool, Kenmore and Maytag manufactured between 2001 and 2010, which has defect causing mold and mildew. Claims must be submitted by October 11,2016. J. Gonzalez will provide owners with information to owners who may want put in claim.

Owner Comments:

- J. Flatt asked if the Board would consider changing the walkway for the dogs to make it start where the trash cans are. Board stated they would look it to it.
- K. Aupperle had question regarding the dryer vents. Wanted to know if it was possible to run a camera in the vents to get a better look at the problem. J. Gonzalez stated that the vents are not perfectly straight on certain floors that are where this appears to be the problem with the vents.
- Dr. Greenwood mentioned loose coping by the pool. J. Gonzalez stated it was being taken care of.
- J. Flatt wanted to confirm the age minimum for the Jacuzzi, which is 12 years old.

Dates of future Board Meeting: Thursday, July 28, 2016 immediately following the 4:00p.m. Special Meeting of the Members.

A. Kesaria made a motion to adjourn the meeting there being no further business, Seconded by J. Plevel, All in favor, motion passed to unanimously. Meeting was adjourned at 5:30 p.m.

Respectfully submitted: Joyce Gonzalez ILCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. **Special Meeting of the Members Minutes**

The Members of The Residences at Sandpearl Resort Owners' Association, Inc. met on June 30, 2016. Dr. Selvidge called the meeting to order at 4:00 p.m.

Established quorum.

Board Members Present: William Selvidge, Hilmer Beckers, Joseph Plevel, Ashwin Kesaria
Absent: Bob Simpson via telephone
Management: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer

Owners present: Dr. Greenwood, Ken and Carol Aupperle, Kent and Dorothy Taylor, Jay Flatt and Patrick Delio

Proof of notice of meeting: *J. Gonzalez confirmed that notices and proposed amendment were posted in mailroom for Phase I and Phase " on June 27. Notices were mailed and/or emailed to unit owners who have provided email addresses to the Association on May 22, 2016.*

Vote Count:

- J. Gonzalez stated the votes were counted and verified a second time. There were a total of 96 proxies submitted. There were 62 "yes" votes and 28 "no" votes. There are 16 votes short for the amendment to pass. There are 27 unit owners that have not voted. J. Gonzalez stated that she had spoken with some of the unit owners who intended to vote but were unavailable to submit their votes in time for the meeting.

Owner Comments:

Dr. Selvidge also stated that per Florida Statute, the proxies are good for 90 days, and the Association may recess the meeting up to 90 days to get more votes.

Mr. Flatt asked about unit owners who did vote, would that be considered a "no" vote. J. Gonzalez confirmed.

Dates of future Special Meeting: Thursday, July 28, 2016 at 4:00 p.m in the Board Room.

- H. Beckers made a motion to recess the meeting until July 28, 2016 at 4 p.m. to allow for the unit owners who were not available to vote. Seconded by. Dr. Selvidge to recess the meeting. All in favor, motion passed to recess meeting at 4:10 p.m.

Respectfully submitted: Joyce Gonzalez/LCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on June 30, 2016. Dr. Selvidge called the meeting to order at 4:10 p.m. Established quorum.

Present were: William Selvidge Hilmer Beckers Joseph Plevel Ashwin Kesaria
Absent: Bill Simpson on telephone
Management: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer

Owners present: Dr. Tom Greenwood; Patrick Delio; Ken & Carol Aupperle, Kent & Dorothy Taylor and Jay Flatt.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on June 27, 2016. Notices were emailed to unit owners who have provided email addresses to the Association on June 27, 2016.

Board Minutes: Dr. Selvidge waived reading of minutes of May 19, 2016. A. Kesaria made a motion to adopt the minutes, Seconded by H. Beckers. All in favor, Motion passed unanimously.

Financial report: A. Kesaria stated that the year-to-date deficit was \$63,008. He stated that this would decrease by year end. There were no delinquencies at this time. J. Gonzalez stated that there were a few invoices all due at same time period, such as insurance, fire suppression, elevator contract, etc. are accrued items which contributes to the deficit at this time.

There was discussion regarding the Bank of Tampa line of credit. A. Kesaria stated he was not sure if it was necessary to keep line of credit. Dr. Selvidge thought it was a good idea to keep in case of an emergency. The Board agreed to keep. H. Beckers made a motion to adopt the financial report. Seconded by J. Plevel. All in favor, Motion passed unanimously.

President Report: Presented by Dr. Selvidge.

- Stated that the Audit Report was final and correct. J. Gonzalez asked the Board their opinion on posting on the Association website. The Board agreed it was okay to post on website.

Management Report: Presented by J. Gonzalez.

- Stated that Units 1006 and 304-2 had sold. New owner of Unit 1006 does not plan on leasing their unit. Owner of 304-2 stated they may lease it 2 or 3 times a year.
- Stated that Unit 408 was submitting information to install hurricane shutters. A. Kesaria made a motion to *approve* installation of hurricane shutters. Seconded by H. Beckers. All in favor, Motion passed unanimously.
- Discussion regarding condensation on ceilings around the ac duct grills on floors 14, 15 and 16. Currently running floor fans. J. Gonzalez stated the possibility of purchasing a

dehumidifier for each floor. Management stated she had one proposal. Board suggested getting another proposal and the possibility of leasing instead of purchasing. J. Gonzalez will get additional bid.

- J. Gonzalez discussed the issue regarding the 4 palm tree lights on the south side of pool deck were not working correctly. J. Gonzalez stated that it would be a big job to find original electrical boxes and that they may need to dig out planters. J. Gonzalez will be getting proposal on running a bypass in order to fix lights.
- J. Gonzalez stated she would have sample of the mushroom lights by July 5, 2016.
- J. Gonzalez stated she received the parts for the water softener for future repairs.
- J. Gonzalez stated the annual fire inspection schedule would begin the week of July 11, 2016 and would take approximately 4 days to complete.
- Unit 1004 has a water leak on the north guest bedroom wall. Joyce is scheduling water tests and will keep Board informed of results.
- J. Gonzalez stated issue with dryer stacks. J. Gonzalez stated she had proposal for Phase I, which was approximately \$10,374.38 and Phase II was \$2,053.56. H. Beckers suggested having 3 bids.
- J. Gonzalez stated the bird problem on Phase II roof and unit owner's balcony. The bird droppings will eventually eat away at the membrane of the roof. Discussed options to get rid of the birds, possibly using fishing line, bird whistle which could not be heard by residents, stated the nest must be removed. H. Beckers suggested Joyce look into other options and get back with Board.
- J. Gonzalez stated refurbishing of the dry saunas and treating wood would cost approximately \$1,852.00. H. Beckers suggested this should be completed as part of regular maintenance on saunas.
- Other items in Management Report.

Old Business:

- Discussed letter from JMC regarding the cracks. M. Cheezem of JMC turned down proposal regarding the cracks. It was also mentioned that all businesses sharing ground floor would have to contribute their percentage to repair.

New Business:

- J. Gonzalez reviewed the issue with concierge accepting Certified Mail for unit owners especially if they are not permanent residents at the Sandpearl or if the owners are on extended vacations, etc. Discussion followed on the pros and cons of doing this service. It was determined that J. Gonzalez would notify owners that they must opt out in writing if they do not want concierge to accept certified mail.

- J. Gonzalez to the board that there is a class action law suit regarding front load washers made by Whirlpool, Kenmore and Maytag manufactured between 2001 and 2010, which has defect causing mold and mildew. Claims must be submitted by October 11,2016. J. Gonzalez will provide owners with information to owners who may want put in claim.

Owner Comments:

- J. Flatt asked if the Board would consider changing the walkway for the dogs to make it start where the trash cans are. Board stated they would look it to it.
- K. Aupperle had question regarding the dryer vents. Wanted to know if it was possible to run a camera in the vents to get a better look at the problem. J. Gonzalez stated that the vents are not perfectly straight on certain floors that are where this appears to be the problem with the vents.
- Dr. Greenwood mentioned loose coping by the pool. J. Gonzalez stated it was being taken care of.
- J. Flatt wanted to confirm the age minimum for the Jacuzzi, which is 12 years old.

Dates of future Board Meeting: Thursday, July 28, 2016 immediately following the 4:00p.m. Special Meeting of the Members.

A. Kesaria made a motion to adjourn the meeting there being no further business, Seconded by J. Plevel, All in favor, motion passed to unanimously. Meeting was adjourned at 5:30 p.m.

Respectfully submitted: Joyce Gonzalez ILCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on May 19, 2016. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: William Selvidge Hilmer Beckers Bob Simpson Ashwin Kesaria
Absent: Joseph Plevel
Management: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer

Owners present: Dr. Tom Greenwood; Al Brendel, Patrick Delio

Proof of notice of meeting: *J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on May 16, 2016.* Notices were emailed to unit owners who have provided email addresses to the Association on May 16, 2016.

Board Minutes: Dr. Selvidge waived reading of minutes of April 21, 2016. H. Beckers made a motion to adopt the minutes. Seconded by B. Simpson. All in favor, Motion passed unanimously.

Financial report: A. Kesaria stated he did not have financial report at this time.

President Report: Presented by Dr. Selvidge.

- JMC will be discussed in Old Business

Management Report:

- 1601 renovations are moving along, removing carpet/tile, walls. Had to relocate some sprinkler heads.
- 304 - Sale went through, purchased by a Trust.
- ClearSky fencing has been put up.
- June leases. Five 30 day leases and two 60 day leases.
- Joyce suggested in next year's budget that the Board consider having a line entry for dryer stacks. Problems between 7th and 8th floor.
- One of the residents' sons owns a sign company and is making signs for the Dunes.
- Signs will be made for grassy area on west. People stepping over hedges. Discussions of possible gate in that area.
- Complaints of smoke in the garage by Celebrity and JMC. Joyce speaking to Windjammer's to request employees not smoke in garage.
- There is one resident with violation. Asked them to remove two of their vehicles.
- Other items in Management Report.

Old Business:

- Dr. Selvidge reviewed the proposed amendment change from 30 days to 90 days. Discussed sending letter to unit owners come from the Association instead of the attorney's office. Unit owners who currently lease and vote against would be grandfathered in until unit was sold then would be 90 day minimum upon sale of unit. If there are not enough votes for the amendment, meeting would be postponed and Board members and/or Joyce would speak to unit owners who did not vote and explain in more detail the benefits of 90 days versus 30 days. Discussions followed regarding each Board Member splitting the units up and call unit owners to discuss benefits of the amendment. A. Kesaria said he was not comfortable with that. Board decided to see how many votes they receive for the amendment and discuss how to proceed if not enough votes then call unit owners.
- H. Beckers made a motion to approve the proposed amendment with minor changes to the letter. Seconded by B. Simpson, All in favor, motion passed unanimously.
- Discussed letter from JMC regarding the cracks. Hobach stated that they would not pay. It was suggested that they would need to speak with M. Cheezum. H. Beckers agreed to write letter to M. Cheezum suggesting a meeting with M. Cheezum, Dr. Selvidge and H. Beckers.

New Business:

No new business.

Owner Comments:

- A. Brendel suggested putting stamps on return envelopes to make it easier for unit owners to return proxy for proposed amendment. The Board agreed that was a good idea.
- Dr. Greenwood mentioned letting unit owners know that many of the condos in the area have a minimum of 90 days and the benefits of 90 days versus 30 days.
- P. Delio suggested that the Board consider an approved list of realtors that may list the units. The Board believes that it is not necessary. P. Delio mentioned how some people get away with having a lease for required minimum time but only rent for a week, etc. Joyce mentioned that the lease must be approved and tenant did not stay the full term of the lease that the owners are not allowed to use the unit and key fobs would be deactivated. Joyce mentioned that there are two realtors that mainly rent the units, Florida Beach Rental and JMC.
- Dr. Greenwood asked about the leasing procedures and how concierge knows who is renting. Joyce explained in detail the leasing and application process.

Dates of future Board Meeting: Thursday, June 30, 2016 at 4:00p.m.

- A. Kesaria made a motion to adjourn the meeting there being no further business, Seconded by H. Beckers. All in favor, motion passed to adjourn meeting at 4:35 p.m.

Respectfully submitted, Joyce Gonzalez ILCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on April 21, 2016. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: William Selvidge Hilmer Beckers, Joseph Plevel Bob Simpson
Absent: Ashwin Kesaria
Management: Joyce Gonzalez, General Manager
Guest: Absent - Norma McGrath/stenographer

Owners present: Dr. Tom Greenwood; Al Brendel, Patrick Delio

Proof of notice of meeting: J. Gonzalez confirmed *that notices were posted in mailroom for Phase I and Phase II on April 18, 2016. Notices were emailed to unit owners who have provided email addresses to the Association on April 18, 2016.*

- Board Minutes: Dr. Selvidge waived reading of minutes with one correction of March 24, 2016. H. Beckers made a motion to adopt the minutes, with one revision " Bel Harbor does have an on-site manager" Seconded by B. Simpson. All in favor, Motion passed unanimously.

Financial report: Presented by J. Gonzalez

- J. Gonzalez stated the Association was within budget and as of last month there was a surplus. H. Beckers made a motion to accept the March 31, 2016 Financial, Seconded by B. Simpson, All in favor, motion passed unanimously.

President Report: Presented by Dr. Selvidge.

- Dr. Selvidge stated that he had met with Palm Insurance agents regarding installing a bell at the South Gate. B. Terrell, Palm insurance presented a letter to the board regarding their findings with regard to liability. After a brief discussion it was decided by all to leave the South gate as it is.
- Dr. Selvidge briefly discussed management's hours. He stated as in the past management covers the concierge desk on any of the shifts, receives phone calls thru out the night and on weekends. Management does the job expected.
- Dr. Selvidge letter to John Hoback of JMC regarding reimbursement of the repairs on the ramp and inside the storm vault in the amount of \$59,788. Has been approved. Management to mail. If the board does not get anywhere with John Hobach then they will go to Mike Cheezum.
- Discussion regarding posting the Concierges' schedule ensued and it was agreed the Concierge's name plate designates who is working.
- Amendment will be discussed in Old Business

Management Report:

- Sweeper was purchased for the boardwalk
- Grills installed
- Spraying for bee's on pool deck, when flowers bloom bee's will come

Old Business:

Dr. Selvidge reviewed the proposed amendment change from 30 days to 90 days. Dr. Selvidge explained each Board member would take 20 unit owners names to call and discuss the proposed amendment if it becomes necessary. Management would contact the units that lease. It was stated that all board members would explain to the unit owner if they are presently leasing they would still be able to continue leasing 30 days. There are many advantages to 90 days leases. Unit owners who were present at the meeting agreed.

Dr. Greenwood stated the building dynamics have changed and at the present there are many more 90 day plus leases.

H. Beckers made a motion to update the proposed amendment with Attorney Bob Tankel with the changes, management is to send to the board for their final approval, Seconded by Dr. Selvidge, All in favor, motion passed unanimously.

New Business:

Change age for the outdoor Jacuzzi - Presently the age requirement is 12. A request to change to the minimum age to 16 years of age as is with all of the use requirements. A discussion ensued with a range of statements from, yes to there is a liability with the young children entering the 104 degree water, to disagreement with changing the age. A. Brendel suggested a height bar be installed if child is not a specific height they would not be able to use Spa/Jacuzzi. Management is to monitor closely with summer right around the corner.

Owner Comments:

Mr. Patrick Delio wants to thank the board and management for the BBQ grills. The grilling is very nice.

Dr. Greenwood stated same.

Dates of future Board Meeting: Thursday, May 19, 2016 at 4:00p.m.

Dr. Sellvidge made a motion to adjourn the meeting there being no further business, Seconded by H. Beckers. All in favor, motion passed to adjourn meeting at 4:50 p.m.

RespectfUlly submitted,

Joyce GonzalezILCAM
Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on March 24, 2016. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: William Selvidge Ashwin Kesaria Joseph Plevel Bob Simpson
Absent: Hilmer Beckers
Management: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer

Owners present: Carol & Ken Aupperle; Dr. Tom Greenwood; Mrs. Frick and Mr. Delio

Proof of notice of meeting: J. Gonzalez confirmed *that notices were posted in mailroom for Phase I and Phase II on March 21, 2016. Notices were emailed to unit owners who have provided email addresses to the Association on March 21, 2016.*

- Board Minutes: Dr. Selvidge waived reading of minutes of February 18, 2016. A. Kesaria made a motion to adopt the minutes, Seconded by B. Simpson. All in favor, Motion passed unanimously.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated the Association was within budget and as of last month there was a surplus of \$144,717.00. A. Kesaria mentioned there was one delinquency which stated is the same owner that is normally late but always pays.

President Report: Presented by Dr. Selvidge.

- Dr. Selvidge stated that he had met with the President of Belle Harbour, Barry Baker and Mike Sobel ,Vice President. They decided to meet on a quarterly basis.
- Dr. Selvidge stated they have a management company and the cost for employees is estimated at 25-29% per employee. They have an On-Site Property Manager.
- Regarding the amendment change for Belle Harbour: Dr. Selvidge stated that Belle Harbour had formed a committee to amend their documents to change the voting requirements. They took the total number of units and divided by 3 and each committee member spoke to unit owners directly to let them know how important the amendment was. He stated that they were able to pass the amendment. Dr. Selvidge was also informed that if the association did not receive the needed amount of votes to pass at the time of the duly called meeting that the association could postpone the counting of the voting for a total of 90 days to get the number of votes needed.
- Dr. Selvidge stated that J. Gonzalez and he were in the process of writing a letter to John Hobach of JMC regarding the stormvault ceiling cracks and ramp repairs. Gail Cooper will be copied. If they do not get anywhere with John Hobach then they will go to Mike Cheezum.
- A. Kesaria had a question regarding Belle Harbour's what is the percentage of votes needed to pass an amendment regarding leasing. Dr. Selvidge stated it was 75%. Also

discussed if the Sandpearl Residences should try to pass the amendment by grandfathering in the unit owners who already lease for one month. If unit owner ever sold their unit the "grandfather clause" would not be transferred to new owner, they would have a lease minimum of three months.

- Dr. Selvidge also mentioned there was an I pad application that was used by other Condominiums for the use of security and concierge desk, where they were able to give access to property by I pad and other uses.

Management Report:

- J. Gonzalez stated that she had the new appraisal, which has to be done every 3 years) and the value went up by \$150,000.00. J. Gonzalez asked the Board if she had their approval to the Appraisal on the Sandpearl website. The Board agreed.
- J. Gonzalez stated that she received a letter from Marlo Manufacturing who supplies the parts for booster pumps for the water softeners, etc. The company is going out of business and the parts will no longer be made. J. Gonzalez received estimate on different parts that she expects will need to be replaced over the course of the unit expected lifetime. The price was \$4,061.00. She stated that the current system should last if we order the parts and have in stock and continue on the preventative maintenance contract. A. Kesaria asked how much a new system was, which approximately \$75,000 to \$100,000 is. Dr. Selvidge state it may be a good idea to double the order that she was quoted on which would be \$8,022.00. J. Gonzalez also stated approval from the board to use the booster reserve which is \$7,800.00 and to use some from the booster pump line item in budget is required. The system was installed in 2006 and with regular maintenance has lasted ten years and should continue for ten or more years if doubling on the parts before they are discontinued. The A. Kesaria made a motion to approve the expenditure, Seconded by J. Plevel. All in favor, Motion passed unanimously. Board discussed that they need to start saving money for new system and would start new line item for reserve.

Old Business:

- Update on Car Charging System. J. Gonzalez stated the cost for the electric to set up in their charging station would automatically be billed to unit owner. J. Gonzalez stated that the electrical main Southside would only handle 5 cars for Phase II and 10 cars for Phase I. The cost to do the infrastructure is far more than the need is at this time. J. Gonzalez to find out the cost for any unit owner who is interested and get back to the board.
- Warning Sign at South Exit Gate. J. Gonzalez explained having some of kind of motion sensor light and/or a bell installed on the South Exit Gate would bother the Mandalay Beach Club residents and they would be complaining all the time. J. Gonzalez is going to do more research on this issue. Discuss with City what would be appropriate.

New Business:

Owner Comments:

Dr. Greenwood asked if it was possible for the City to take over the Dunes or have them moved.

Dates of future Board Meeting: Thursday, April 21, 2016 at 4:00p.m.

- A. Kesaria made a motion to adjourn the meeting there being no further business, Seconded by, Dr. Selvidge. All in favor, motion passed to adjourn meeting at 5:22 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

***** Missing Board Minutes *****

The Sandpearl Annual meeting was held on January 28, 2016; followed by an Organizational meeting on the same date.

All attempts to obtain these minutes have been refused...

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on February 18, 2016. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: William Selvidge Hilmer Beckers, Ashwin Kesaria Joseph Plevel
Bob Simpson
Absent: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer
Robert Tankel, Association Corporate Counsel
Owners present: Carol & Ken Aupperle - Dr. Tom Greenwood;
Jay Flatt - Al Brendel, Robert & Corrine Frick –
Ibrahim & Gamila Ibrahim

Proof of notice of meeting: J. Gonzalez confirmed *that notices were posted in mailroom for Phase I and Phase II on Friday, February 12, 2016. Notices were emailed to unit owners who have provided email addresses to the Association on February 12, 2016.*

Board Minutes: No Regular Board Meeting was held in January, 2016.

Financial report: Presented by A. Kesaria, Treasurer

- A. Kesaria stated there was a surplus for December 2015 of \$200,539. J. Gonzalez stated there was one delinquency for January and February but check was received February 18, 2016. H. Beckers made a motion to adopt the financial report as presented, Seconded by J. Plevel. All in favor, Motion passed unanimously.

President Report: Presented by Dr. Selvidge.

- Dr. Selvidge mentioned that they would approve the ramp repairs officially later in meeting.
- J. Gonzalez stated that health insurance has gone up substantially for employees. Price is going up to approximately \$600 a month.
- Dr. Selvidge mentioned that the State Attorney was progressing with the "you tube" garage trespassing incident.

Management Report:

- J. Gonzalez stated the approval of the sale of Unit 701 was in the process.
- Auditor is scheduled for February 26, 2016.
- J. Gonzalez stated the Unit 1601 has requested a large alteration to remove tile, cabinets, drywall, etc. Once J. Gonzalez receives all final information she will submit to the Board.

- J. Gonzalez discussed the rentals. The short term rentals have decreased and are now being leased for 2-3 months or longer which is good for the Association. Dr. Selvidge mentioned discussing with the other Presidents of Condos in area on how they increased their leasing minimum.

Old Business:

- Dr. Selvidge mentioned the storm vault was looking good.
- Dr. Selvidge discussed the ramp repair. He mentioned water coming from the stormvault ceiling has been sealed as well as the ramp driveway. We are working on submitting this to JMC to reimburse Association for repairs. The proposal from CPS was handed out to Board Members. CPS will seal cracks and apply 2 coats of stain (specifics in proposal) for \$19,800. They will complete one side of ramp at a time, each side will take 8 days. H. Beckers made a motion to adopt moving forward on ramp repairs, Seconded by J. Plevel. All in favor, Motion passed unanimously.
- Update on Car Charger. J. Gonzalez presented a car charging system. J. Gonzalez stated to have the car chargers, the Association would have to install 3 new 200 amp breakers and 400 amp breakers, the present infrastructure would handle 12 to 16 cars in Phase 1. The estimated cost would be \$16,000 to \$20,000.00 for the infrastructure. The Nova car charger does not cover Tessler. The chargers are approximately \$900.00 each. A discussion ensued about letting the unit owners who wished to have the car chargers pay for the initial installation of the infrastructure and subsequent owners paying a portion of the installation. H. Beckers suggested getting proposal for individuals.
- Discussion on umbrellas on pool deck. J. Gonzalez handed out brochure on umbrellas. Umbrellas can withstand 75-100 mile per hour winds, the base weight would be at the minimum of 150 pounds, and each umbrella is approximately \$1,000. One of the issues is the placement of the umbrellas as to not block any resident view. Dr. Selvidge asked attorney Tankel if this was considered a material change. Attorney Tankel stated it would be considered a material change in the common element and suggested a membership vote be conducted. Dr. Selvidge suggested waiting on umbrellas at this time.
- Discussion on changing condominium documents to increase the leasing minimum to 3 months. Dr. Selvidge stated he would discuss this with the Presidents of Mandalay and Bal Harbour and would get back with the Board.

New Business:

- Remove and replace landscaping in pool area. H. Beckers stated that it would be replacement of existing plants and that it was not necessary for board approval.
- Replace palm tree lights and other light fixtures on pool deck and first floor. J. Gonzalez handed out brochure on lighting. Suggested the same light fixtures that the Resort is presently using. The lights would be turtle friendly. Owners questioned whether the bollard lighting would give off same lighting as the current mushroom lights. J. Gonzalez confirmed that the lights would give off same lighting effect.
- Discussed new Grills for the pool area. A brochure from Creative Kitchens was passed around. Owners had comments regarding whether the new grills would last any longer than what they currently have. H. Beckers made a motion to move forward with grills as presented, Seconded by B. Simpson. All in favor, motion passed.

- B. Simpson stated he spoke with some of the neighbors and suggested having a cold water fountain at the pool deck. Discussions followed that owners could get water from kitchen.
- Redesign of pool deck. B. Simpson stated there are some of the owners who would like the Jacuzzi moved to the South West Corner of the pool deck and remove the planters along with the removal of the center planter by the grass area on the pool deck. After a discussion regarding these issues A. Kesaria made a motion to deny moving forward with any kind of plans for moving Jacuzzi and planters. Seconded by J. Plevel. All in favor, Motion passed unanimously.
- Discussed replacement of furniture in community room. B. Simpson stated the furniture was outdated and should be replaced. H. Beckers made a motion to put furniture replacement in the 2017 budget and to revisit this issue in the fall. Seconded by B. Simpson. All in favor, Motion passed unanimously.
- Discussed replacing of TV in community room with a larger TV. B. Simpson stated some of the owners thought it would be nice to have a bigger TV. A. Kesaria made a motion to oppose a new TV proposed when the present TV fails then discuss the replacement with a larger TV. Seconded by J. Plevel. All in favor, Motion passed unanimously.
- Discussion of lighting in community room over fireplace. Decided to wait until the time they purchased larger TV.
- Discussion of having non-smoking area under trellis on pool deck. B. Simpson mentioned that one unit owner had requested. After a discussion the board stated since the property has never been designated as a smoke free building they would not do anything at this time. J. Gonzalez will look to see if there is a location to please all parties.
- Discussion on warning device for south exit gate. A resident requested a warning device be installed at the South gate to warn pedestrians. A discussion ensued and the board stated there was a need to have some type of warning device for pedestrians J. Gonzalez to research what would work best at that location.
- Webcam for board meetings. W. Selvidge asked Attorney Tankel if it was an obligation of Board to have webcam. Attorney Tankel stated that it was not. Mr. Brendel stated that he lives out of state part of the year and does not believe he should have to wait for months to look at the board minutes. Mr. Ibrahim mentioned that maybe Skype could be a possibility. H. Beckers suggested no change in board meetings at this time all board members agreed.

Owner Comments:

- Dr. Greenwood asked the Board if there was a line item in the reserve budget for Palm Tree replacement and sprinkler system and if there was a line item for regular landscaping replacement. J. Gonzalez stated there was for the landscape replacement but not for the Palm Tree replacement.
- Mr. Ibrahim stated he thought JMC did a nice job on landscaping and lighting. He also mentioned this was the third time changing grills and wanted to know if they were going to be better protected by the weather. J. Gonzalez going to research.
- Mr. Ibrahim also stated that he agreed with the Board regarding the electric car chargers. Owners who want them should pay for them.
- Mr. Brendel brought up the landscape lighting specifically the replacement of the mushroom fixtures: management to make sure the light affect is the same as what we presently have.

- Mr. Brendel suggested the electric car chargers be installed by a group of residents who are requesting this. At which time they would pay for all installation and when other residents want to install electric car chargers they would pay their portion to the group. A dollar amount would be determined and paid to the association for the electric used. By doing the installation this way the association does not have to put out any funds.

Dates of future Board Meeting: Thursday, March 24, 2016 at 3:00p.m. B. Simpson requested the meetings take place on Mondays or Fridays, after a brief discussion it was decided the meetings will stay on Thursday.

A. Kesaria made a motion to adjourn the meeting there being no further business, Seconded by, J . Plevel. All in favor, motion passed to adjourn meeting at 5:40 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

paid an initial payment of \$63,756.10. H. Becker suggested we keep steam room closed until everything was complete.

- H. Becker thanked Joyce on her quick response to the annual turtle issue. J. Gonzalez spoke with J. Phillips with the City of Clearwater stating that the lights on second floor need to be out they are disturbing the turtles. The City is going to fine the Association if lights are not out. Discussion followed that there would be a problem with the insurance company if the lights are be out. DEP approved the lights. J. Gonzalez stated she would be calling Mr. Anderson at the Aquarium regarding the lights and following up with the City.

Management Report: Presented by J. Gonzalez.

- J. Gonzalez stated there was a problem with the planters with not having enough electrical wires. Planter will have to be rewired.
- J. Gonzalez stated the painters were approximately 80% complete with the punch list. Should be complete in one week.
- J. Gonzalez stated that a new process is being tested on the ceilings in the vault. A few processes have been tested and this is still being worked on to figure out the best process.
- J. Gonzalez stated owners are complaining about the Wi-Fi issue. Discussions followed. P. Delio stated to Joyce to speak to cable company and tell them we need SSID Encryption with a 128 encryption key. J. Gonzalez will follow up with cable company.
- J. Gonzalez stated that residents were asking for an update on the parking garage. J. Gonzalez was going to speak with Mike Conner on suggestions.

Old Business:

N/A

New Business:

- Hurricane Shutter Specifications. Discussions followed on the different type of materials used for hurricane shutters. Also discussed the placement of shutters whether they should be on the outside of the balcony. If they were on the outside of balcony porch furniture would still have to be secured. W. Selvidge suggested putting on the soffit. J. Plevin stated the windows are rated 185-190 and that hurricane shutters were not necessary. J. Gonzalez will type up hurricane shutter specifications to be reviewed at next meeting.

Owner's Comments:

N/A

Dates of future Board Meeting: Thursday, July 23, 2015 at 3:00 p.m.

H. Becker made a motion to adjourn the meeting there being no further business, Seconded by, P. Delio. All in *favor*, motion passed to adjourn meeting at 4:30 p.m.

Respectfully submitted,

Joyce Gonzalez/LCAM
Managing Agent for
The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED
The Residences at Sandpearl Resort Owners' Association, Inc.
Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on December 8, 2016. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: W. Selvidge H. Beckers A. Kesaria B. Simpson
Absent: J. Plevel
Management: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer

Owners present: Mr. Delio; Mr. Brendel;

Proof of Notice of Meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, December 6, 2016. Notices were emailed to unit owners who have provided email addresses to the Association on December 6, 2016.

Board Minutes: Dr. Selvidge waived reading of minutes of September 22, 2016, October 15, 2016 and November 3, 2016. H. Beckers made a motion to adopt the minutes, Seconded by B. Simpson. All in favor, Motion passed unanimously. .

Financial Report: A. Kesaria stated that financials were on track. A note was made on financials regarding the money that JMC did not pay for a portion of the storm vault and ramp repalfS.

- J. Gonzalez stated there were no delinquencies.

President Report:

- Dr. Selvidge stated he responded to letters from owners regarding their concerns on the amendment.
- Dr. Selvidge stated that he has not been able to meet with SunTrust yet to discuss the Employee Holiday Fund charges.

Management Report: Presented by J. Gonzalez.

- J. Gonzalez asked if Association would continue to fund the 401-K for Joyce and Ricardo which is 2 to 4%. H. Beckers made a motion to continue funding, Seconded by B. Simpson. All in favor, Motion passed unanimously.
- Discussed whether to stay with SOL J. Gonzalez asked for detailed breakdown on charges, etc. and will compare with ADP.

- J. Gonzalez stated there was an incident regarding resident and their son on November 26, 2016 having their dog on the pool deck. Nick told son that the dog was not allowed on the deck. Son stated that the dog was a therapy dog. Two other residents stated that if nothing was done about it that they would also bring their dogs on the deck. Email to owner regarding the dog, then owner stated that it was a service dog. Discussed that if it a service dog, that there was nothing they could do legally about it. Discussed implementing rules regarding service dogs and getting doctor certification. Discussed that dogs would not be allowed in the pool due to health concerns. Also discussed having the service dogs use the service elevator instead of main elevators. Will confirm all legalities with Association attorney. A. Kesaria made a motion to have owners produce a doctor's certification by a Florida licensed physician and have them complete a form requesting all information regarding service dog. Seconded by B. Simpson. All in favor, Motion passed unanimously.
- Discussed the TV that is not working on 3rd floor. J. Gonzalez stated she was getting quotes on changing out TV as far as wiring, speakers and sound system. Until new TV discussed moving TV from billiard room to Lounge Area. J. Gonzalez stated that the lights on the side of the TV cannot be moved due to wiring and that it may require a membership vote. Discussed getting on the same channels on the TVs so that if the lounge area was reserved for a party that other residents could watch TV in the billiard room.

Old Business:

N/A

New Business:

- J. Gonzalez stated that they would have a full election at the Annual Meeting. Candidates are: Dr. Selvidge, H. Beckers, A. Kesaria, B. Simpson, P. Delio and T. Peters.
- Discussed staying with Price & Associates for audit. Stated need to get Agreement signed. Cost is \$4,750.00.
- Discussed the potential problem with drones. Stated that someone on San Marcos Street had a drone over pool deck. Person stated they were looking at the sunset but was looking in the units. Police stated there was nothing they could do. J. Gonzalez stated she would call the Sergeant and see if there was anything they could do.

Owners Comments: N/A

Dates of future Board Meeting: No Board meeting set at this time until after election. Annual Meeting- January 26, 2017 at 3 p.m., Registration to begin at 2:30 p.m.

H. Beckers stated he would not be able to attend Annual Meeting.

A. Kesaria made a motion to adjourn the meeting there being no further business, Seconded by H. Beckers, All in favor, motion passed to unanimously. Meeting was adjourned at 4:54 p.m.

Respectfully submitted: Joyce Gonzalez/LCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes To Approve the Proposed 2017 Budget

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on October 15, 2016. Dr. Selvidge called the meeting to order at 10:10 a.m. Established quorum.

Present were: William Selvidge Hilmer Beckers Ashwin Kesaria, Bob Simpson
Absent: Joseph Plevel,
Management: Joyce Gonzalez, General Manager
Guest:

Owners present: Mr. Kent Taylor, Mr. & Mrs. Aupperle, Mr. Al Brendel, Patrick Delio,

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, October 11, 2016. Notices were emailed to unit owners who have provided email addresses to the Association on October 11, 2016.

Board Minutes: n/a

Proposed 2017 Budget:

The Budget Committee met and reviewed the proposed budget. Dr. Selvidge asked J. Gonzalez to review the Proposed 2017 Budget line by line.

A discussion regarding the possibility of recouping cost when new furniture is purchased by selling the old furniture, J. Gonzalez stated that could be looked into.

A discussion also about the possibility of recovering the furniture, when the time comes it will be brought to the board.

After all line items were reviewed. A. Kesaria made a motion to mail to all residents the Proposed 2017 Budget with funding of the reserves, Seconded by R. Simpson, All in Favor, Motion passed unanimously.

The next meeting to adopt the 2017 Budget with reserves will be Friday, November 18, 2016 @ 4:00 p.m.

Dates of future Board Meeting: next meeting November 18, 2016 at 4:00p.m.

Dr. Selvidge made a motion to adjourn the meeting there being no further business, Seconded by A. Kesaria, All in favor, motion passed to unanimously. Meeting was adjourned at 11:10 a.m.

Mr. Brendel requested the last meeting minutes be posted on the web site June, July August, September. J. Gonzalez will once all have been approved.

Mr. Brendel asked about the status of the Trespassing Case: J. Gonzalez stated case is still on going, the person keeps postponing

Mr. Brendel asked about the status of the amendment; Dr. Selvidge stated everything has been resolved as far as the board is aware.

Respectfully submitted: Joyce Gonzalez/LCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on September 22, 2016. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: William Selvidge Hilmer Beckers Ashwin Kesaria
Absent: Joseph Plevel, Bob Simpson
Management: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer

Owners present: Patrick Delio, Jay Flatt, Dr. Greenwood and Tim Furney.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, September 20, 2016. Notices were emailed to unit owners who have provided email addresses to the Association on September 20, 2016.

Board Minutes: Dr. Selvidge waived reading of minutes of July 28, 2016. A. Kesaria made a motion to adopt the minutes, Seconded by H. Beckers. All in favor, Motion passed unanimously.

Financial report: A. Kesaria stated that the year-to-date deficit for July 2016 was \$59,936 and the deficit for August was \$45,494. He stated that this would decrease by year end. J. Gonzalez stated that there was one delinquency and that owner stated they would be sending in the assessment payment.

President Report: Dr. Selvidge asked that everyone hold their comments or questions to the end of the meeting.

- 2017 Proposed Budget Committee. Dr. Selvidge stated they needed to form a Budget Committee. Dr. Selvidge suggested A. Kesaria head the committee. J. Flatt and P. Delio volunteered to be on committee. Dr. Selvidge also volunteered to be on Committee.
- Committee Members appointed: A. Kesaria, Dr. Selvidge, P. Delio and J. Flatt. J. Gonzalez stated the Budget needed to be approved by November 4, 2016.

Management Report: Presented by J. Gonzalez.

- Stated that reminder letters were sent out to unit owners regarding policy about unit owners staying in units after a tenant leaves when there is active lease.
- Sent letters to unit owners regarding washing machines.
- Stated that a violation letter was sent to Unit 607 that they were in violation of the Declaration regarding the amount of guests allowed. J. Gonzalez read response of owner to the Board.

- J. Gonzalez stated that she had sliding glass door handles that needed to be painted. She would start with 25 with electrostatic paint and see how that works out and then order the remainder of the handles.
- Recumbent bike has been replaced. Discussed getting another one they are approximately \$200 to \$500. Dr. Selvidge suggested getting owners opinion regarding another bike. Maximum to spend \$500.
- Stated on September 29, 2016 that the water will not be on softener device while the pipes and valves are being replaced.
- Other items in Management Report.

Old Business:

- Pigeons on roof. Stated that the traps have been working. They pulled 25 pigeons out. The sticky stuff put down burns the feet of the pigeons and more would be put down next week.

New Business:

- J. Gonzalez stated she needed approval on refurbishing chairs and tables on pool deck. They were last refurbished in February, 2013. A. Kesaria made a motion to approve refurbishing, Seconded by H. Beckers. All in favor, motion passed unanimously.
- Leak Update on Unit 1004. J. Gonzalez stated that the unit did not leak during last hurricane. CPS added additional caulk on full length of window, inside corners, etc. Did a four hour test and windows did not leak. Owner will have carpet installed after next storm if no more leaks. Owner asked if the Association would be willing to pay for half of the carpet. A. Kesaria made a motion to approve paying for half of carpet, Seconded by H. Beckers. All in favor, motion passed unanimously.
- Insurance. Discussed the price of insurance. Dr. Selvidge suggested bidding out. J. Gonzalez stated that Palm insurance would be lower than last years. H. Beckers made a motion to approve keeping insurance with Al Klutts, Seconded by A. Kesaria. All in favor, motion passed unanimously.
- Sliding Glass Door Handles was discussed above. J. Gonzalez stated they would be painting hurricane shutters the following Monday.
- Grills. J. Gonzalez stated that A. Brendel asked that Joyce read his letter for the Board to consider adding a searer on one grill. It was stated it would cost \$79 for a searer. J. Gonzalez stated that if they installed the searer that it would void the warranty. A. Kesaria made a motion to deny adding a searer due to the fact that it would void the warranty, Seconded by H. Beckers, All in favor, motion passed unanimously.

Owner Comments:

P. Delio asked why Beata Garel-Jones hired a lawyer. Dr. Selvidge stated he did not know why she hired an attorney but stated that her attorney had requested copies of Association documents regarding the lease amendment. It was stated that Beata Garel-Jones had purchased the retail center.

Dates of future Board Meeting: next meeting October 27, 2016 at 4:00p.m.

Dr. Selvidge made a motion to adjourn the meeting there being no further business, Seconded by A. Kesaria, All in favor, motion passed to unanimously. Meeting was adjourned at 4:30 p.m.

Respectfully submitted: Joyce Gonzalez/LCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on July 28, 2016. Dr. Selvidge called the meeting to order at 4:10 p.m. Established quorum.

Present were: William Selvidge Hilmer Beckers Joseph Plevel Ashwin Kesaria
Bob Simpson

Management: Joyce Gonzalez, General Manager

Guest: Norma McGrath/stenographer

Owners present: Patrick Delio and Jay Flatt.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, July 26, 2016. Notices were emailed to unit owners who have provided email addresses to the Association on July 26, 2016.

Board Minutes: Dr. Selvidge stated there was one change to the Minutes on Mr. Simpson's name. Dr. Selvidge waived reading of minutes of June 30, 2016. A. Kesaria made a motion to adopt the minutes with the one change, Seconded by H. Beckers. All in favor, Motion passed unanimously.

Financial report: A. Kesaria stated that the year-to-date deficit was \$41,724.00. He stated that this would decrease by year end. J. Gonzalez stated that there was one delinquency and that owner stated they would be sending in the assessment payment.

H. Beckers made a motion to adopt the financial report. Seconded by J. Plevel. All in favor, Motion passed unanimously.

President Report: Dr. Selvidge stated there was no report this month.

Management Report: Presented by J. Gonzalez.

- Stated that the electrician was able to save the Association approximately \$1,285.00. With new wiring there should not be any more issues with tree roots.
- Discussion regarding the lighting on pool planters. Dr. Selvidge suggested adding another square light to the existing light so that it is enclosed. He suggested possibly welding light to the existing. J. Gonzalez will discuss with electrician.
- Stated Unit 1601 alterations were ongoing.
- J. Gonzalez stated they were having the southeast and southwest stairwells painted, hasn't been done in 3 ½ years.
- CO2 detector was being replaced.

- J. Gonzalez discussed due to many problems with concierge employees that she personally paid for Taylor to come and retrain employees. Dr. Selvidge asked the cost which was \$650. He stated that Joyce should not have to pay this out of her pocket. Dr. Selvidge stated that the concierge employees seem to be doing better. H. Beckers made a motion to reimburse Joyce for this expense, Seconded by A. Kesaria. All in favor, Motion passed unanimously.
- Discussed that the annual fire inspection went well. A few pull stations were replaced.
- Discussed the condensation on floors 15 and 16. Fans were placed on the floor to help with condensation. Joyce stated she would try humidifier if she could get on loan to see if it would prior to purchase.
- Unit owner 301 was complaining about the trees outside her window. Stated they do not have a view of the water anymore. Discussions of replacing trees. Joyce stated that the City requires you to replace with same like and kind. Joyce is going to look into her prior research regarding this. Also stated that need to inform the City that we are having problems with rodents in the trees which go on to the balconies. Dr. Selvidge asked what the fine was if same like and kind trees were not replaced. Board stated that for now we should trim trees until Joyce can do more research into the matter.
- J. Gonzalez stated the bird problem on Phase II roof and unit owner's balcony is still ongoing. J. Gonzalez looked into company called "Birds Be Gone." The company captures the birds then uses Plastic (poly) bird spikes that keep birds off the roof. It is fairly inexpensive approximately \$400 to \$500. J. Gonzalez going to meet with them next week.
- J. Gonzalez stated that a resident in Phase II was complaining that one of the security cameras goes into their living room and bedroom and invading their privacy. They would like the Board to correct this. J. Gonzalez stated that they have a way to stop the camera from doing a 360 around where it would stop before their windows and go around the other way. Mr. Plevel stated once it is fixed to let them view the security camera so that know themselves that it does not go to their windows.
- J. Gonzalez brought up that the Board may want to consider changing from Frontier to Bright House for their phone lines. The price has gone up since. Already have a contract with Bright House. Joyce needs to confirm pricing for approximately 14 lines and the elevator phones. Joyce stated there were 6 more ports on the present system.
- Other items in Management Report.

Old Business:

- No old business.

New Business:

- J. Gonzalez stated that the Lenders and/or title companies require the Association to complete a questionnaire. Joyce stated it was approximately 10 questions but now the questionnaire is sometimes 3 pages and takes time to complete and sometimes needs to consult Association attorney regarding some of the questions. Mr. Tankel stated that the Association can charge up to \$250 for the questionnaire plus legal fees. A. Kesaria made a motion to adopt charging a fee of \$150 for all questionnaires and \$200.00 if it should need to go to the attorney for legal fees. Seconded by H. Beckers. All in favor, Motion passed unanimously.
- J. Gonzalez stated that at the present time for an application to have a party that there is a 7 day turnaround time. Joyce requested that the Board change to 30 days. The Board agreed this was reasonable.

Owner Comments:

Dates of future Board Meeting: Board having a summer recess, next meeting September 22, 2016 at 4:00p.m.

A. Kesaria made a motion to adjourn the meeting there being no further business, Seconded by B. Simpson, All in favor, motion passed to unanimously. Meeting was adjourned at 5:20 p.m.

Respectfully submitted: Joyce Gonzalez/LCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owners' Association, Inc. met on March 30, 2017. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: William Selvidge - Hilmer Beckers - Ashwin Kesaria - Bob Simpson
Absent: Patrick Delio
Management: Joyce Gonzalez, General Manager

Guest:

Owners present: Unit 306-2 Mr. Michael Peters, Gini Peters and Michael Peters Jr. - Unit 402-1 Ken and Carol Aupperle - Unit 405 - Jay R. Flatt – Unit 1108 Dr. Greenwood

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, March 28, 2017. Notices were emailed to unit owners who have provided email addresses to the Association on March 28, 2017.

Board Minutes: A. Kesaria made a motion to adopt the minutes of March 2, 2017 with changes, Seconded by H. Beckers. All in favor, Motion passed unanimously.

Financial report: A. Kesaria stated after reviewing the January financials he has emailed Condominium Associates, Management Company requesting a meeting to review the January financials. One of the issues is the surplus one month and big deficit the next, and wants to confirm why the management company took monies out of reserves without permission. A. Kesaria stated he will report at the next board meeting his findings. H. Beckers made a motion to approve the January Financial with questions, Seconded by W. Selvidge, All in favor, Motion passed unanimously.

President Report:

W. Selvidge reviewed the letters sent to and from the State of Florida regarding the Smoking Ban inside the garage area. A. Kesaria stated the Residences do not have any control over the 1st floor and is concerned about having the cigarette butts all over the floor. A. Kesaria stated he is against residences doing anything on the 1st floor, 2nd floor is still a question as it is not enclosed at the percent that is needed. This will be put on the next agenda and management is to send pictures or video to the state explaining the situation in regards to the first and second floor ownership. A. Kesaria

stated employees are to report to J. Gonzalez as manager. Management is to be only person giving employees direction regarding policies and procedures.

Management Report: Presented by J. Gonzalez

Water Fountain: After a brief discussion the water fountain location was decided. It will be placed in the Locker Room Lobby Entrance. This will be rented for 3 month trial basis and see how it goes. Reminder to all residents they will need to bring their own cup. Management is to send a notice to all residents and tenants.

Old Business:

W. Selvidge stated the pool furniture refurbishing will begin right away. J. Gonzalez is to begin this project. Approximately 15 pieces will be taken at a time until this is completed. A. Kesaria stated there is money in the Reserve account for this project.

W. Selvidge reviewed the pool and spa resurfacing dates. After a brief discussion R. Simpson made a motion to begin this project September 11, 2017, Seconded by H. Beckers, All in favor, Motion carried unanimously. A notice will be sent to all residents.

W. Selvidge reviewed the pool proposals and stated this is 1 more presentation taking place before the board finalizes the company. R. Simpson made a motion to use Pool Works contingent on the scope of work and after the board meets with the company, Seconded by A. Kesaria, All in favor, Motion Passed unanimously. J. Gonzalez to schedule the meeting immediately.

New Business: N/A

Owner Comments:

J. Flatt would like diamond shape tile on the bottom of the pool every 5-10 ft. J. Flatt also asked when the 1st floor Palm Tree lights will be replaced. J. Gonzalez stated they have been ordered.

J. Flatt requested the 1st floor grassy area be totally blocked off with plants. J. Gonzalez will get this scheduled with the landscaper.

J. Flatt asked about putting gate at the Rotunda area and would like wrought iron fencing around the grassy area.

H. Beckers stated the gates for the boardwalk were previously discussed and would like a price on those as well as the Rotunda Gate. J. Gonzalez is to get a price on the gate at the Rotunda area and for the boardwalk ends. Gate to be 5 ft. tall and have it open in toward the building.

Dr. Greenwood stated he saw tape over the access device on the side door. J. Flatt stated he had pictures and would show management. Management will investigate this issue immediately.

T. Peters wanted to find what can be done with the noise on Mandalay. He stated Fusion Cigar is Friday, Saturday Sunday nights he has called the police nUmerous times. A letter was sent to the Pelican Plaza requesting there assistance in this matter. Silver King is also one of the issues there. 1. Peters stated he has spoken to Al and Stella and all the businesses are very disturbed by some of the events that go on and some are losing money. The Brown Boxer is playing music'10pm –2:00 a.m. then the Silver King.

The garage lights are very disturbing and bright. Management is to contact the owner and ask him to tone the lights down.

Several unit owners discussed the issue with the Sandpearl Resort and the kid movies they have on the projection by the pool area. The issue is the volume and the direction of the screen. J. Gonzalez is to speak with General Manager regarding this to see if they can assist in any way.

Dates of future Board Meeting: next meeting, May 4,2017 at 4:00p.m.

H. Beckers made a motion to adjourn the meeting there being no further business, Seconded by A. Kesaria, All in favor, motion passed to unanimously. Meeting was adjourned at 5:45 p.m.

Respectfully submitted: Joyce Gonzalez/LCAM Manager for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on May 4, 2017. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: William Selvidge - Hilmer Beckers - Ashwin Kesaria - Bob Simpson - Patrick Delio

Absent: N/A

Management: Joyce Gonzalez, General Manager

Guest: Norma McGrath/stenographer

Owners present: Dr. Greenwood; Sally Laufer, Gini Peters, Michael Peters, Michael Peters, Jr.; Mr. Flatt

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, May 2, 2017. Notices were emailed to unit owners who have provided email addresses to the Association on May 2, 2017.

Board Minutes: Board Minutes of last meeting, May 4, 2017 were approved with two changes. One section changed from the "State of Tallahassee" to the "State of Florida". One other change regarding adjournment of meeting was listed twice. Meeting adjourned at 5:45 p.m. Minutes approved with two changes. A motion was made by H. Beckers and Seconded by A. Kesaria. All in favor motion passed unanimously.

Financial report:

A. Kesaria stated that as of March 30, 2017, there was a surplus of \$11,996.00. A. Kesaria stated he had a meeting with the management company to review several issues that were occurring and found the following reasons for the errors: the water bill was paid twice in February. Management Company borrowed monies from a reserve account due to the timing of the payroll being due without authorization and have been instructed to never do this again without prior written authorization. The monies were reimbursed to proper account. Management Company also sent out late letters to unit owners without authorization from J. Gonzalez. Condominium Associates Management Company stated errors were due to implementing new software and not communicating properly. J. Gonzalez confirmed a receipt of an email from Management Company confirming that all actions that were requested have been completed. J. Gonzalez stated there were no delinquencies for the month. J. Gonzalez also stated that accountant is working on audit. A motion was made to approve the financial report by H. Beckers. Seconded by A. Kesaria, all in favor motion, passed unanimously.

President Report:

Dr. Selvidge stated he met with Jonathan Pelteir, in charge of Food and Beverage at Sandpearl Resort regarding the noise at the Resort from the pool deck during movies. They have corrected the issues by tilting the screen and speakers away from the Residences at Sandpearl to reduce the noise.

A discussion ensued about the Brown Boxer and their noise from bands: they have changed the amount of evenings that they would have bands playing; now on Thursday, Friday and Saturday.

Management Report: Presented by J. Gonzalez.

- Update on Rolls Royce incident that happened over a year ago. The person who was involved was charged with the incident and wrote an apology letter to The Sandpearl Residences.
- Violation letters were sent to two owners regarding unauthorized parties. Owners apologized.
- Violation letter sent to unit owners regarding the issue of smoking marijuana and the odor was going into other units.
- 1601 requested to change the tile on balcony. After a lengthy discussion the board decided not to change the present policy.
- J. Gonzalez requested to add a separate page to the Party Agreement regarding the use of the pool area. J. Gonzalez suggested getting pedestrian rails: these are like the ones used at the airport to rope off pool area if an event is scheduled so that owners/guests understand the areas' permitted to be used. Management will get estimates for next meeting.
- A discussion ensued regarding parties and the use of alcohol, security for events over a certain number of people cleaning immediately following and policy of music. J. Gonzalez to add the suggestions presented regarding charging for security, having owners paying for extra staff to monitor parties to make sure all attending are following the rules. J. Gonzalez to put together some type of waiver for the resident to sign adding indemnification language into the Party Agreement. J. Gonzalez will present to the board for their approval.
- J. Gonzalez requested clarity from the Board on the procedure with owners or guests violating the pool rules such as drinking /eating by the pool. Presently management/staff speak to all in a friendly manner and give them a reminder. J. Gonzalez stated that concierge personnel cannot leave the desk so the staff enforcing rules or speaking with violators is near impossible. There are 5 residents stating management, security and others are not enforcing the rules properly. J. Gonzalez explained having additional personnel just for the pool deck, however it is not in the budget. P. Delio questioned how often security checks the pool area. J. Gonzalez stated it depended on how busy they were; Security does not just take care of the pool, they assist the Concierge, take care of parking, and other issues that may be occurring. A discussion ensued about fining residents if they or their guests do not follow the rules and regulations. P. Delio stated he did not think that fining owners would work. A. Kesaria stated that they needed to keep things on a friendly basis. Dr. Selvidge stated that if owner's guest violates any rules and regulations after being warned and they ignore the warning they should be asked to leave the premises. J. Gonzalez stated she is scheduling the installation of the stair step down lights for the pool planters.
- Roof inspection took place, 300 pipe legs and coping laps needed caulking.
- Window cleaning will be May 8, 2017.
- Unit owner requested that the Board accept electronic payments regarding miscellaneous items related to his and all units, this would include the application fee for rentals. After a brief discussion the board stated they did not want to accept electronic payments at this time.
- See Management Report for all items.

Old Business:

Smoking in the garage: Dr. Selvidge read the letter the association received from the State of Florida regarding the smoking issue. A discussion ensued about the smoking and that the Association does not have authority regarding the parking garage on the first level. The board

did not approve of suggested signs from the State. J. Gonzalez would have "No Smoking" signs made and place in appropriate areas. Ashtrays would be moved away from the door entrance to the building. The policy needs to be clear about areas. A. Kesaria made a motion to implement the new smoking rule with the modification specific to the 2nd floor only, Seconded by R. Simpson all in favor, Motion passed unanimously.

Resurfacing of pool and spa: J. Gonzalez presented the different color of pool tiles and coping. Unit owners present at meeting expressed their choices. A motion was made by H. Beckers, Seconded by A. Kesaria to use Nobile - 645 and NPT BG 583 - Gulfstream Blue, the pool finish to be Hydrazzo polished marble, All in favor, motion carried unanimously. The pool work will begin September 10, 2017. J. Gonzalez to post notices immediately with the date of closure and continue to remind the residents monthly.

Entry Gate/Boardwalk Gate: J. Gonzalez discussed gates for the boardwalk ends, North and South. After a discussion several feel this would not deter people from the boardwalk area. J. Gonzalez to get a separate proposal for the boardwalk gates.

Gate at Main Entry Way on Baymont St: J. Gonzalez presented placing a double-door gate in the middle of the entrance where the new plants have been installed on Baymont St. The purpose is to keep the people leaving the beach from entering into the Rotunda area and sitting. Several residents requested putting a fence all around the dog walk area and West side. There will be no lock on the gates. The fence would be inside of the bushes. If installing a fence the height would need to be high enough so that people will not sit on it. J. Gonzalez will follow up with Fence Companies to get a drawing.

New Business:

- Alteration Request for Unit 1601. Discussed above under Management section.

Owner Comments:

J. Gonzalez read a letter to the board from A. Brendel, Unit 1101 in which he stated that he did not think the barriers/gates on the boardwalk are necessary and asked them to reconsider this item.

Dates of future Board Meeting: next meeting June 1, 2017 at 4:00p.m.

B. Simpson made a motion to adjourn the meeting there being no further business, Seconded by A. Kesaria, All in favor, motion passed to unanimously. Meeting was adjourned at 5:45 p.m.

Respectfully submitted: Joyce Gonzalez
LCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on March 2, 2017. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: William Selvidge - Hilmer Beckers - Ashwin Kesaria - Bob Simpson
- P. Delio

Absent: N/A

Management: Joyce Gonzalez, General Manager

Guest: Norma McGrath/stenographer

Owners present: Unit 408 - Dr. Greenwood, Unit 908 - Sally Laufer - Unit 306-2 Mr. Michael Peters, Gini Peters and Michael Peters Jr., Unit 402-1 Ken and Carol Aupperle - Unit 609 Peter Manikas - Unit 1401-Sherry Schumacher - Unit 1402 Bob Schumacher - Unit 405 - Jay R. Flatt - Unit 804 - Holly Douple – Unit 701 Eva Yacobi - Unit 808 - Maury Watts

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, February 28, 2017. Notices were emailed to unit owners who have provided email addresses to the Association on February 28, 2017.

Board Minutes: N/A. No Board Meeting in February.

Financial report: A. Kesaria stated that as of November 2016, there was a deficit of \$54,808 and as of December 2016 there was a deficit of \$71,721. Deficit is coming from developer issues which they did not pay such as the storm vault and ramp. Joyce stated that she was waiting on the first floor financial information.

President Report: Dr. Selvidge stated that he had met with SunTrust regarding the holiday fund account and that there would be no bank charges.

Management Report: Presented by J. Gonzalez.

- Stated that CO2 fans were installed and that the cages were being built.
- The AC Unit on the 3rd floor was replaced and has a 10 year warranty.
- Work was performed on pool heater coils
- Dryer fan motor in unit was replaced in Phase II
- Water softener seals were replaced
- Rotunda landscaping areas have been completed
- New signs were put up regarding the Rotunda - Sandpearl residences only- Private property - Sandpearl dogs only; added additional shrubs.
- 3rd floor landscaping was started but contractor had a death in family. The person that replaced him did not know what was going on so job was delayed. Added 2 more tree wells to be completed. Jasmine burned due to serious bug but may come back if not replace.

- 2 violation letters were sent. One to owner who had a party with over 60 people and did not get approval and left a mess, owners was invoiced for the cleaning.
- The Window washing is tentatively scheduled for April 1, 2017.
- Discussed the furniture reupholster. J. Gonzalez stated she has 1 bid on doing each floor separately. Reupholstering of furniture, drapes, etc. She will be getting additional bids.
 - \$35,000 is reserved for interior furniture. Her estimate is \$33,664
 - approximately
 - J. Gonzalez stated she will be getting additional bids and will present to the board at that time.

Old Business:

Dr. Selvidge mentioned the pool furniture refurbishing looked very nice.

Mr. Simpson wanted to discuss being able to use umbrellas on the pool deck. Stated not enough shaded area when the pool deck is crowded. Dr. Greenwood mentioned that umbrellas change the view from condominium unit view. It was also mentioned that the Sandpearl area has a problem with bad wind. A study was done a few years ago by Delta Wind and stated the wind is tornadic on the pool deck area. Mr. Beckers made a motion not to allow extra pool umbrellas. Dr. Selvidge seconded the motion. After further discussion the motion was withdrawn.

New Business:

Pool Refurbishing

Discussion regarding at least 60 days' notice when pool/spa will be not in service to give residents enough time to plan.

A discussion regarding having the funds in the reserves for the items, J. Gonzalez stated each of these projects has a separate line item with the funds in them. There will not be any special assessments.

P. Delio asked what the budget amount was for the pool. J. Gonzalez stated she would have to confirm and get back with him. Discussed a lap line in pool. Ms. Yacobi discussed her presentation on lap lines. Other owners discussed that it would be a pool for laps and not recreational. Pool discussions were postponed until another bid was presented. P. Delio made a motion to postpone discussions on pool at this time, Dr. Selvidge seconded motion. All in favor, motion passed.

Discussion on new TV. Owners expressed opinion that they do not need a new TV. Discussion regarding the Creston sound and audio system. The entire room would need to be rewired. There are only two people in this immediate area that J. Gonzalez could find to rewire the new TV. to be able to use the Creston System. Motion made to separate replacing TV from the refurbishing of the furniture. B. Simpson made a motion to make the TV. and furniture separate line items, Seconded by A. Kesaria, All in favor, motion passed. After further discussion A. Kesaria made a motion to not proceed with the TV. replacement at this time, Seconded by H. Beckers, 3 in favor, 2 opposed this motion.

J. Gonzalez suggested that the Board decide whether to have a decorating Committee. Mrs. Laufer and Holly Douple and Mr. Peters volunteered.

- P. Delio discussed issue of smoking in the garage. Owner of New Restaurant wants building declared a smoke free area due to the fact that the garage is an enclosed area. Does this include unit owners who smoke outside and on balconies, etc. Discussions followed that the garages were not enclosed. H. Douple stated contact the Health Department that is where to go in Ohio to find out the information regarding Tobacco Free Florida and the Indoor Air/Smoke Free. J. Gonzalez suggested possibly moving ashtrays but do not want people putting cigarettes out on ground. J. Gonzalez reminded the board and unit owners present the Association does not own the first floor.

J. Gonzalez reviewed the situation regarding the wheelchair: this was left at Association approximately 5 years ago. If concierge noticed someone may need wheelchair it was offered. Some owners suggested Association should provide access to all unit owners and make them aware of this additional service. Association does not own the wheelchair it was just left there. J. Gonzalez contacted insurance company and if something happened to someone using wheelchair it would not be covered by insurance. It would be a liability. Board decided to return wheelchair to the Resort.

Umbrellas were discussed and B. Simpson stated that he feels residents will start bringing their own to pool deck why don't we try 2 on pool deck. T. Greenwood stated that will change the view from the building units and I believe it would need a membership vote. After further discussion P. Delio withdrew request

Owner Comments:

- Mr. Peters asked regarding food around pool. J. Gonzalez stated you must be 10 feet from pool with drink including water and food. Mr. Peter's asked whose responsibility is was to let guests know the pool rules. J. Gonzalez stated it was the unit owner's responsibility to let their guest know that no glass, no food or drink within 10ft. of the pool was allowed as well as all the rules.
- Discussion on security schedule. J. Gonzalez stated there was security from 11 a.m. to 9:00 p.m. Saturday, Sunday and holidays. Friday, 4:00 p.m. – 9:00 p.m. depending how busy we are. When it is high season the hours vary and the days.
- Mr. Flatt had questions regarding pool refurbishing material and the lap line. He asked if during the budget if we used the updated reserve schedule. J. Gonzalez stated yes if you are referring to the one that uses the correct main formula. Mr. Flatt also stated there are broken pavers by rotunda area
- H. Douple stated first I would like to thank J. Gonzalez for all she does for all of us as an association. H. Douple stated the rules appear to be frustrating to people. Maybe look at changing some or removing some of them such as drinking in the pool. She does not think the Board of Health dictates that type of rule. The Jacuzzi is not enforced with regards to children so why not consider permitting children in the Jacuzzi. She stated maybe we should hire more staff.

- Mr. Flatt stated the rules are not enforced security people are not enforcing the rules either. J. Gonzalez tried to explain the Concierge cannot leave the desk when they are on property without security.
- Mr. Schumacher mentioned that they were unable to open cabanas in the afternoon. J. Gonzalez stated it was not just his unit but all of them once the heat was very high.
- R. Schumacher wanted to mention that he was very pleased with the new concierge staff and that they are very valuable to him and hoped not to have a lot of turnover as in the past. The employees are a very high value and need to be kept.
- Mr. Schumacher stated if there are any deficiencies take care of that first without raising the dues before any upgrades.
- Discussion ensued regarding the deficit and what the Board was going to do about it. A. Kesaria explained the majority of this is from the developer transition and could not be removed until the transition was completed. It is now completed and the audit will write it off with a detailed explanation.

Dates of future Board Meeting: next meeting March 30, 2017 at 4:00p.m.

Mr. Delio made a motion to adjourn the meeting there being no further business, Seconded by A. Kesaria, All in favor, motion passed to unanimously. Meeting was adjourned at 5:30 p.m.

Respectfully submitted: Joyce Gonzalez ILCAM Manager for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on Thursday, October 5, 2017. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: W. Selvidge - H. Beckers - B. Simpson - P. Delio - A. Kesaria
Absent:
Management: Joyce Gonzalez, General Manager
Guest:
Owners present: Dr. Greenwood; Gini Peters, Michael Peters, M. Peter, Jr.; J. Flatt;
T. Furney, Mr. Todd Christopher.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, October 3. Notices were emailed to unit owners who have provided email addresses to the Association on October 3, 2017.

Board Minutes: P. Delio did not approve minutes from August 24, 2017

Financial report: Dr. Kesari presented August 31, 2017 financial report things are good. He reviewed the 2016 Audit and stated everything that needed corrected has been and the Tru Up , has been verified. J. Gonzalez will meet with the Resort for their review.

H. Beckers made a motion to accept the financial report, Seconded by B. Simpson, all in favor Motion passed unanimously.

Dr. Kesaria reviewed the Hurricane Costs and stated there was a line item in the Reserve account being funded for the insurance deductible. At the present moment there is \$100,953.00 The hurricane costs were reviewed: Roof, trees, replacement of shrubs, tile damage on several unit balconies, several pieces of railing, pressure cleaning of the building and window washing. A discussion regarding which account to pay for the roof damage whether the Roof reserve or Insurance Reserve, it was decided to pay from the Insurance. Dr. Kesaria made a motion to pay for roof damage from Hurricane Irma from Insurance Reserve line item, Seconded by B. Simpson, All in favor, Motion passed unanimously.

President Report: Dr. Selvidge will send a letter to all residents regarding the Hurricane costs A discussion regarding keeping front entrance closed and the dog walk area what if any the liability to the association would be should any additional tile slip or come off the roof. After this discussion it was agreed by all board members the area will stay closed. Dr. Selvidge thanked J. Gonzalez for the work during the storm. Joyce stayed on site during the storm and the staff reported to work the day after the storm.

Management Report: Presented by J. Gonzalez.

1. Fence and gate was reviewed it will be going to the city for approval of the permit.
2. Pool Furniture is being refurbished
3. Recycle bins have been purchased and placed on the pool deck
4. Pool and Spa is on schedule should open by October 25
5. Working on all Hurricane Related items to try and get completed, this will take time on some items.

Boardwalk update: Discussion regarding boardwalk repair instead of replacement. This repair would raise the door 1" which is all that is permitted by the Federal and State and Local laws. The cost to repair all of the cabana doors is \$18,000.00. B. Simpson made a motion to proceed with this repair, and to make sure there is a reserve line item starting in 2018 for the

replacement of the boardwalk, Seconded by H. Beckers, All in favor, Motion passed unanimously.

B. Simpson made a motion to proceed with this plant replacement on 1st floor Baymont St, from Hurricane Irma, estimated cost of \$4,000.00, and remove the plants on San Marco Seconded by H. Beckers, All in favor, Motion passed unanimously.

See attached Management Report for all items.

Old Business:

Condensation issue update was reviewed. J. Gonzalez stated she has now received letters from unit owners on both 15 and 16th floors, requesting this issue be resolved. They do not want to see the halls with fans and extensions cords, etc. J. Gonzalez stated she has been in contact with another company with a proposal and it was close to the Tudi Engineering proposal. She will continue to work towards getting another one. J. Gonzalez also stated Attorney Conrad Lazo has confirmed there is no conflict of interest since he has moved to another law firm and will send an engagement letter to the association. J. Gonzalez is to schedule a meeting with Dr. Selvidge to meet with Conrad Lazo. P. Delio stated there was a motion already approved to proceed with the work.

A discussion ensued as to how to pay for this repair and it was voted on. A motion was made by B. Simpson to proceed with a Special Assessment, Seconded by P. Delio, All in favor, Motion passed unanimously. J. Gonzalez to get this sent to all unit owners.

The date for the Special Assessment Meeting should be as soon as possible. J. Gonzalez will advise all board members once she gets packet together.

Owner Comments:

A discussion about the closure of the entrance way and J. Gonzalez was asked to see if there was a different type of material as the barrel tile is dangerous should it fall or find something to catch the tiles should they come loose.

Dates of future Board Meeting: next meeting November 2, 2017 at 4:00p.m.

P. Delio made a motion to adjourn the meeting there being no further business, Seconded by B. Simpson, All in favor, motion passed to unanimously. Meeting was adjourned at.

Respectfully submitted: Joyce Gonzalez/LCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

JOYCE GONZALEZ
LCAM Managing Agent

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. Board of Directors Meeting Minutes

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on August 24, 2017. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: W. Selvidge - H. Beckers - B. Simpson - P. Delio - A. Kesaria
Absent: N/A
Management: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer

Owners present: Dr. Greenwood; Gini Peters, Michael Peters, M. Peter, Jr.; J. Flatt;
P. Furney; Mr. and Mrs. Ibrahim.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, August 22, 2017. Notices Were emailed to unit owners who have provided email addresses to the Association on August 22, 2017.

Board Minutes: Dr. Selvidge asked for motion to approve minutes of June 4, 2017 with corrections discussed. H. Beckers made a motion to adopt the minutes with changes, Seconded by B. Simpson. All in favor, motion passed unanimously. J. Gonzalez will make changes.

July 6, 2017 minutes. Dr. Selvidge asked for a motion to approve minutes of July 6, 2017. B. Simpson stated there was an error in minutes. A. Kesaria was present at the meeting. Under old business remove "general consensus" regarding sand dunes. Under "Old Business" remove sentence "G. Peters stated she needs a cabana for her son." A. Kesaria made a motion to adopt the minutes with above changes, Seconded by B. Simpson. All in favor, Motion passed unanimously.

P. Delio stated as Secretary of the Board it was his responsibility to handle and present minutes as and his name needs to reflect that as Secretary of the Board and to assign J. Gonzalez the job of taking minutes as Secretary.

Financial report: A. Kesaria stated that as of June 30, 2017 the operating account had a surplus of \$5,563.00 and as of July 30, 2017 the account had a surplus of \$6,206.00. He stated the Association was in good shape. A. Kesaria stated the May financials were redone with the coding errors. A. Kesaria stated that Condo Associates has not contacted him regarding the other issues.

Final Audit 2016. A. Kesaria stated that the final audit has been prepared and the first floor easement true up was completed The reimbursement amount from the First floor expenses is \$5,225.00

P. Delio asked A. Kesaria if J. Boldiga V.P. of Condominium Associates, had addressed the financials for 2016 as discussed in July Board Meeting. A. Kesaria stated that he has not heard from them regarding other issues including items being'

double billed, charges for envelopes and stamps, etc. Expenses were not correct regarding first floor. J. Gonzalez stated that she could set up a face to face meeting with them to go over all items with A. Kesaria. A. Kesaria stated that would be a good idea.

Discussed 2018 Budget Committee: J. Gonzalez stated she needed volunteers for the Budget Committee. Committee members that volunteered were: Dr. Selvidge, A. Kesaria, Dr. Greenwood, Mr. Ibrahim and Mr. Flatt. J. Gonzalez stated she would, advise when the first meeting will be scheduled. Condominium Associates would like to have the approved budget by October 31,2017, if possible to have coupons printed by November 15, 2017.

Officers & Committee Reports:J. Gonzalez stated that in April of 2008 that the Board approved the following committees with 3 people per committee:

1. Building and Grounds Committee which including building and landscaping combined. J. Gonzalez suggested separating the two committees.
2. Fining/Compliance Committee
3. Social Committee
4. The request for a Dunes Committee would be a new committee for 2017. This committee would be to discuss the sand dunes and turtle season.

J. Gonzalez asked the Board if they want to continue having the other committees. Discussions followed. Mr. Ibrahim stated that he thought it was a good idea to have the committees to be able to gather information needed and to present to the Board. Decision was made to send a letter to the residents asking if they were interested in serving on any of the committees.

President Report: Dr. Selvidge stated that he did not have a report.

Management Report: Presented by J. Gonzalez.

J. Gonzalez asked the Board if they wanted her to read of all the letters she received from residents regarding smoking issues and other matters. The following letters were read:

1. Unit 1503 - T. Christopher requested that the Board do something about the condensation problem on the 15th and 16th floor.
2. Unit 1207 - C. Trzaska sent an email on August 21,2017 addressed to the Board of Directors. She stated that her family has owned their unit for almost 10 years and consider J. Gonzalez an irreplaceable asset-to their community. The letter discussed rumors of J. Gonzalez being replaced. Letter went into more detail and stated that they disapprove of any attempt to remove J. Gonzalez.
3. Unit 1407 - R. Trzaska wrote an email to the Board of Directors stating that in 10 years J. Gonzalez has always had the residents best interest in mind regarding fiscal matters, safety concerns and overall operations of the community. He stated that unnecessary improvements should not be made for just a few residents. He stated that J. Gonzalez has managed

and maintained the Sandpearl the way the majority of owners want it to be with minimal increase in monthly dues.

4. Unit 1401 - S. and R. Schumacher thanked the Board for their time and service to the Community. They expressed their concern about the possibility of No Smoking on the pool deck. Smoking should be allowed. They also expressed their concern of rumors of having J. Gonzalez replaced. They stated J. Gonzalez has been asset to the community, was well as all of the employees.
 5. Unit 1005 - S. Benjamin sent a letter to J. Gonzalez dated August 21, 2017. S. Benjamin stated that he has been in the property management and operations field at an executive level for 25 years and knows first-hand the responsibilities of keeping residents happy, the board and keeping it professional. He stated he has owned his unit for 8 years and complimented J. Gonzalez on her outstanding performance in managing the community.
 6. Unit 608 - G. and N. Rovinski stated they did not agree with the possibility of banning smoking on the pool deck.
 7. Unit 602 - A. & G. Mellina stated they did not agree with the banning of smoking on pool deck.
 8. Unit 407 - C. Frost stated he is against banning of smoking on pool deck. He may smoke 5 cigars in a year. He asked what is next?
 9. Unit 401 - Chami stated they do not smoke however are against a ban on smoking with regards to the pool deck.
- J. Gonzalez stated she had proposal for the 1st floor southwest exit door and frame to be replaced with either a regular door or a fiberglass door. The difference between the regular and the fiberglass door, the fiberglass door there is no maintenance, its painted same color and will far outlast a regular door. Pinnacle Door & Hardware quoted price for regular door at \$2,578.00 and the fiberglass door at \$4,085.00. J. Gonzalez asked how they would like to proceed with a regular door or a fiberglass door. After discussions on the difference in quality and price it was decided that the fiberglass door was the best solution. A. Kesaria made a motion to purchase the fiberglass door and frame, Seconded by B. Simpson. All in favor, Motion passed unanimously.
 - J. Gonzalez stated that she needed approval to go forward with landscaping upgrades. Jasmine Plants are diseased and need to be replaced. The first phase of plant replacement will cost \$5,220.00. P. Delio made a motion to approve landscaping, Seconded by H. Beckers. All in favor, Motion passed unanimously.
 - Unit 908 has had to repair his sliding glass door and frame. Owner has replaced wheels and track but is still having issues. Unit owner asked J. Gonzalez to discuss with Board whether the Association would be responsible. J. Gonzalez passed out the section of the Declaration which addresses sliding glass doors. After a board discussion it was determined the Condominium

Documents state that this is the unit owner's responsibility. J. Gonzalez will notify unit owner.

- J. Gonzalez stated she has scheduled the yearly sprinkler and fire alarm test. She stated they have to go in every unit. J. Gonzalez would send the notice out to owners, tenants and post on August 26, 2017 for inspections starting on August 29, 2017.
- Discussion on PEO companies. J. Gonzalez stated she is getting proposals from Frank Crum and Paychex.

All other items in the Management Report.

Old Business:

- Smoking on pool deck area update. Dr. Selvidge stated that a camera was going to be purchased to monitor the smoking on the pool deck in the area where a tenant complained of smoke going into her unit. After further review we were able to use the existing cameras. Only one tenant has had an issue with the smoking on the pool deck. Dr. Selvidge stated that under the Fair Housing Act it states that "reasonable accommodations should be made if possible". The camera was monitored daily and since August 1, 2017 and there have been no smokers in the area as previously discussed. Discussions followed. Dr. Selvidge stated that it was reasonable to monitor the situation for 30 days. He also stated this unit owner was the person who called the City Health Department - Smoking Division. The representative from the City Health Department inspected the pool deck and stated that they have no control over this area because it was considered "open air space". There is no law for this type of situation. This tenant had previously rented another unit and was familiar with how the condominium association was set up. It was decided that one person requesting this area be smoke free is not a reasonable request. It was stated that what would be reasonable if this person closed their doors and windows. If after monitoring for 30 days and there were no more complaints that it would be reasonable to do nothing.
- Gate/fence Update. J. Gonzalez stated that pricing from one company for: commercial grade, double gate, aluminum fence 4 ft. at the entrance was \$3,477.00, the west side where the orange tape is would be \$4,179.00, the curved area would be \$9,660. Smith Fence estimate: Commercial grade, double gate 4ft high would be \$2,578.00; west side would be \$4,000, curved area would be \$7,517.00. Discussions followed on why the Association would need fence on the curved area where the bushes were thick. A motion was made by P. Delio for the two areas, the entry gate with two side panels and the west section fencing must be commercial grade not to exceed \$10,000. Seconded by H. Beckers. All in favor, motion passed unanimously.
- Boardwalk Update. J. Gonzalez still working on the boardwalk issue. City states you cannot do anything during turtle season. J. Gonzalez also stated the ADA requirements regarding the slab cannot be any higher than 1 '1/4" higher than the present slab and that there cannot be any type of step or curb in the doorway of

the cabanas. Owners asked why the Association's beach access cannot be the same as the Resort. It is the Association's responsibility to take care of the doors to the cabanas per the Condominium Documents. J. Gonzalez discussed the possibility of storage roll-up doors. J. Gonzalez to get more estimates. J. Gonzalez stated the rotten wood would have to be replaced in sections. Discussions ensued about the dunes and the area not being cleared. J. Gonzalez reminded everyone that it was turtle season and there can be no sand movement. Mr. Ibrahim suggested going back to the City. J. Gonzalez stated she has spoken to the City. Dr. Selvidge also stated he has spoken with the City and there is nothing they can do during turtle season. Mr. Ibrahim stated he would go to the City with a Board Member. B. Simpson stated he would go to the City with Mr. **Ibrahim**.

- Pool Renovation Update. Everything is on schedule; nothing has changed with dates of pool renovation. J. Gonzalez and B. Simpson talked with Eric Waltz, General Manager of the Resort regarding owners using the pool at the Resort. E. Waltz stated that they would only allow unit owners to use the pool, no tenants. The letter was prepared and approved by the Resort and that is their policy. This is the Resort's policy, not the Associations.

New Business:

1. Condensation issue in Phase I Building. J. Gonzalez passed out information on the condensation issue that has been occurring in the Phase I building and the future problems it would cause if not addressed as soon as possible. J. Gonzalez introduced Nick Bodwell, Sales Engineer of Tudi Mechanical Systems' who explained the problem of the condensation in the building. He explained that the condensation is caused by negative building pressure and no make-up air. He explained the most efficient way to get this completed would be to go through the elevator shafts. Buildings with more than 6 floors normally have this type of system installed. He does not know why it was not completed in this building. The total project will take approximately 16 weeks due to permitting, ordering equipment, etc. The price is \$189,000. T. Peters asked about the Phase II building. J. Gonzalez stated that she has not seen any obvious signs of any problems. N. Bodwell stated he could place monitors in the Phase II building to test the air flow. Dr. Greenwood asked if developer has other buildings with same problem. N. Bodwell stated he did not know. J. Gonzalez also asked what the cost would be for electrical on a monthly basis and if N. Bodwell could prepare a cost analysis. N. Bodwell stated he would work up an estimate.

Discussions followed after Mr. Bodwell completed his explanation of the process for this issue. P. Delio asked if we had any more bids. J. Gonzalez stated that over the past year she has had numerous vendors to the building to give recommendations regarding the condensation issue, including 3 A/C companies, one of which was the original installed. Otis Elevator has been out also who suggested contacting a mechanical engineer. One engineering company wanted to charge \$3,000 to come give bid, but company did explain basically the same scenario as Tudi. J. Gonzalez will get two additional bids, this is very specialized field.

P. Delio questioned J. Gonzalez about the quotes. A. Kesaria asked how this

would be paid for, if they would have to assess a special assessment. J. Gonzalez suggested taking the line of credit and then possible creating a line item in the budget for 2018. Mr. Ibrahim stated per statute if over a certain amount you need three bids. J. Gonzalez stated she contacted the turnover attorney, Conrad Lazo. C. Lazo is with Becker & Poliakoff and confirmed there is no conflict of interest in hiring him. There is a possibility that this could be a developer claim. P. Delio stated that this was an urgent matter and that a motion needs to be made to move forward with getting another quote and at same time hire attorney to see if a possible claim on developer. Motion made by A. Kesaria to move forward with bids and to contact attorney, Seconded by H., Beckers. All in favor, motion passed unanimously.

- Rules and Regulation Enforcement - A discussion as to why individual names are placed on items for the agenda. It was explained that when a person specifically requests a matter to be discussed their name is attached. The issue with a nonscheduled party was discussed. P. Delio requested clarification on how the rules violations are handled in general. Management was asked how things are handled when they are not present. J. Gonzalez stated she is notified and at the time handles the situation and does come back to property if necessary. An incident report is filed for every event that occurs.
- J. Gonzalez stated the policy for employees making decisions on matters that could become a legal matter or the employee is not trained is as follows: the employee is to notify management and they will discuss and proceed.

J. Gonzalez reminded the Board if they are discussing personnel issues they must have a closed door meeting. Dr. Selvidge asked the Board if they wanted to have a meeting to discuss personnel. The Board will meet immediately after the regular Board Meeting.

Owner/Board Comments:

- P. Delio stated he had one more item to discuss. He stated that Mrs. Beta-Jones is requesting a change to the Board Minutes of March 31, 2017. Changing section where it stated that she was owner of the restaurant. She would like minutes changed to state she is owner of the Shoppes not the restaurant. J. Gonzalez stated the board approved the minutes as presented and stated this would be a question for their attorney.

Dates of future Board Meeting: next meeting September 28, 2017 at 4:00p.m.

A. Kesaria made a motion to adjourn the meeting there being no further business, Seconded by B. Simpson, All in favor, motion passed to unanimously. Meeting was adjourned at 6:45 p.m.

Respectfully submitted: Joyce Gonzalez JLCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. **Board of Directors Meeting Minutes**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on July 6, 2017. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: W. Selvidge - H. Beckers - B. Simpson - P. Delio - A. Kesaria
Absent:
Management: Joyce Gonzalez, General Manager
Guest: Joe Boldigal President of Condominium Associates

Owners present: Dr. Greenwood; Gini Peters, Michael Peters, M. Peter, Jr.; J. Flatt; T. Furney, Mr. & Mrs. Aupperle.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, July 4. Notices were emailed to unit owners who have provided email addresses to the Association on July 4, 2017.

Board Minutes: Dr. *Selvidge waived* reading of minutes of June 1, 2017 as P. Delio delegated to J. Gonzalez to complete minutes.

President Report: Dr. *Selvidge reviewed* his meeting with Spectrum regarding the Bulk TV Select and Bulk Internet. There will be *over 125 channels*, Internet includes 100 mbps speed, includes 1 modem. This will be finalized in the coming months at which time a letter will be sent to all residents with this great package.

A letter from Unit 403 was read regarding the other smoking issue which is regarding the pool deck under the lattice. A discussion ensued and Dr. Kesaria stated that all future correspondence regarding this matter and this unit need to be sent to the attorney. P. Delio discussed the Fair Housing Act asking if this would apply to the Sandpearl or just an apartment complex.

Dr. Selvidge read the Final Smoking Ban Letter. Dr. Kesaria made a motion to send this letter to all residents, tenants and guests regarding the no smoking ban on the 1st and 2nd floor garage, Seconded by B. Simpson, All in favor, Motion passed unanimously.

Management Report: Presented by J. Gonzalez.

A letter from Unit 606 regarding the realtor letter that was sent, J. Gonzalez read. The unit owner stated he had not *given* this company permission to send this material out and he does not want his name or reputation tarnished. He follows all the rules and regulations regarding his leasing.

See attached Management Report for all items.

Old Business:

- J. Gonzalez presented the gate/fence proposals to include the additional areas.
- Boardwalk/Cabana Door issues: The issue is the sand has pushed the framing up and the cabana owners are having a hard time getting into their unit. General Contractor Henry Adobe and Engineer Dennis Osbon IEC Architect Presented the issues that are occurring on the boardwalk: frame is moving and rotting, boards are bowing and cracking from pressure of the sand below, the boards are placed over the sea wall, doors will not open. Composite wood expands and contracts:
After a lengthy discussion regarding this issue the following will be looked into: The engineer is to go to the City and find out exactly what can be completed, total replacement or repair only, changing width and design, pour concrete slab, must keep cost down. P. Delio asked if there was a reserve line item for this if not should be added in next budget. Present a proposal for just repair with possible pavers in front of the doors and then do this repair or replacement in stages. B. Simpson asked if the cabanas did not have regular doors how long will the boards last. B. Simpson asked if the door can be trimmed and pour a curb with weep holes; there is a Life Safety Code which has ADA Code requirements. Dr. Greenwood stated there is more to this item than just the cost, if it would be advantageous to place a knee wall to stop the sand from coming onto the boardwalk. J. Gonzalez to follow up with both contractors and see what the city will permit and continue looking for a solution. This will be discussed at the next board meeting.
- Additional Awning: The additional awning on the pool deck in the area where the 2 white columns on the West side would be a possible location. The main problem will be if any unit owner's view will be obstructed. J. Flatt stated Units 403, 405, and 407 the view would be blocked. He would not be in favor of this area. J. Gonzalez is to do a mock up and advise the board when it is completed. P. Delio and B. Simpson stated more shade is needed. There are certain residents who always go to the pool deck and place towels to ensure they get a cabana. J. Gonzalez " stated this rule is enforced during Spring Break and holiday weekends. After discussion J. Gonzalez will monitor this situation.
- Pool renovation update: The letter will be sent to all residents regarding the use of the Sandpearl Resorts' pool. The guidelines were created by the Resort. J. Gonzalez , meeting with the owner of Pool Works to finalize all aspects of this project.

New Business:

- Replace section of existing trash chute and Discharge door Phase 1: A motion was made by H. Beckers to approve this repair, Seconded by Dr. Kesaria, All in favor, motion passed unanimously.

Owner Comments:

Dates of future Board Meeting: next meeting August 24, 2017 at 4:00p.m.

P. Delio made a motion to adjourn the meeting there being no further business, Seconded by B. Simpson, All in favor, motion passed to unanimously. Meeting was adjourned at.

Respectfully submitted: Joyce Gonzalez
LCAM Managing Agent for The Residences at
Sandpearl Resort Owners' Association, Inc.

APPROVED

The Residences at Sandpearl Resort Owners' Association, Inc. **Board of Directors Meeting Minutes**

The Board of Directors of The Residences at Sandpearl Resort Owner's Association, Inc. met on June 4, 2017. Dr. Selvidge called the meeting to order at 4:00 p.m. Established quorum.

Present were: W. Selvidge - H. Beckers - B. Simpson - P. Delio
Absent: A. Kesaria
Management: Joyce Gonzalez, General Manager
Guest: Norma McGrath/stenographer

Owners present: Dr. Greenwood; Gini Peters, Michael Peters, M. Peter, Jr.; J. Flatt; P. Furney.

Proof of notice of meeting: J. Gonzalez confirmed that notices were posted in mailroom for Phase I and Phase II on Tuesday, May 30, 2017. Notices were emailed to unit owners who have provided email addresses to the Association on May 30, 2017.

Board Minutes: Dr. Selvidge waived reading of minutes of May 4, 2017. H. Beckers made a motion to adopt the minutes, Seconded by P. Delio. All in favor, Motion passed unanimously.

Financial report: J. Gonzalez stated that as of April 30, 2017 there was a surplus. The association has a balance of \$11,047.31 left from Developer in the bank. J. Gonzalez stated as of May 31, 2017, the Association had Reserves in the amount of \$759,961.11. Popular Bank Reserve balance of \$268,529.00. The reserve accounts at Bank of Tampa had \$24,206.00 over the insured amount of \$250,000.00. Discussions followed regarding moving money to another bank. P. Delio suggested researching interest rate on different banks. P. Delio made a motion to move \$20,000 from the Popular Reserve to the Bank of Tampa, Seconded by H. Beckers, All in favor, Motion carried unanimously. J. Gonzalez was instructed to have C.A. Property Management get quotes from banks and CEDARS etc. and have them sent to the board members. The association is in line with expenses vs budgeted amount.

President Report: Dr. Selvidge stated he spoke with the President at Belle Harbor and they discussed the reserves studies. Dr. Selvidge stated they found out the cost to replace their elevators is approximately \$150,000. Dr. Selvidge suggested the association look into and make sure the Sandpearl is funding this line item.

Discussions on the internet service with Spectrum. Dr. Selvidge will be meeting with Spectrum and will report at the next meeting.

Management Report: Presented by J. Gonzalez.

J. Gonzalez stated that there was a violation letter sent out to Unit 805 regarding not following the rules.

J. Gonzalez stated the mushroom lights were \$300 each. P. Delio made a motion to approve to approve purchase of the \$300 lights, Seconded by H. Beckers. All in favor, Motion passed unanimously.

See Management Report for all items.

Old Business:

- J. Gonzalez discussed the gate/fence. Discussions followed regarding purchasing a 48 inch aluminum fence with powder coating. Adding fennels to the top of fence. The gates will open out to the street. J. Gonzalez stated we will need a right-a-way permit and may need additional permits. The fence will cost approximately \$5,500 plus permits. P. Delio made a motion to approve the installation of fence and gate with the maximum cost to be \$5,500.00 after J. Gonzalez confirms the thickness and the gauge of the aluminum. B. Simpson seconded the motion, All in favor, Motion passed.

New Business:

- J. Gonzalez stated the condensing coil for the spa heater needs repaired. The cost is approximately \$2,106. The repair is scheduled for the week of June 5, 2017. B. Simpson made a motion to approve repairing condensing coil for spa, Seconded by H. Beckers. All in favor, Motion passed unanimously.
- J. Gonzalez discussed the issue with the boardwalk. The entire boardwalk frame and boards are rising. Management was notified when the unit owners stated their cabana doors will not open due to the boards lifting. After further investigation it was determined that the frame has also lifted. Discussions followed: P. Delio stated one option: shorten the width to 10ft. wide and then place some type of stamp Crete design on a concrete slab. J. Gonzalez was instructed to look into having a concrete slab poured. J. Gonzalez is also instructed to look into what the cause is and present the best course of action. Dr. Greenwood asked if the Resort had the same problem. J. Gonzalez stated they do not have any issues. Where their boardwalk is does not affect anything or anyone.
- J. Gonzalez stated unit owners called regarding an advertisement they received from Teeming Vacation Rentals. The unit owners are concerned about the property value of The Residences at Sandpearl and this advertisement. They are advertising Unit 606 and the advertisement is not accurate. After showing the advertisement at the meeting it was stated the number of bedrooms is not accurate, those units are all 2/2.5 bedrooms. The other issue is how the advertisement is representing the Residences at Sandpearl. They are misrepresenting the unit and the Association advertisement. Dr. Greenwood suggested sending a letter to the actual owner of the unit. Dr. Selvidge stated he would prepare a letter and mail to the unit owner explaining the associations concerns.

Owner Comments:

N/A.

Dates of future Board Meeting: next meeting July 6,2017 at 4:00p.m.

P. Delio made a motion to adjourn the meeting there being no further business, Seconded by B. Simpson, All in favor, motion passed to unanimously. Meeting was adjourned at 5:35 p.m.

Respectfully submitted: Joyce Gonzalez LCAM Managing Agent for The Residences at Sandpearl Resort Owners' Association, Inc.