

***Sandpiper Cay Condominium Owners Association
Board of Directors Meeting
June 20, 2011***

The Sandpiper Cay Condominium Association Board of Directors met on Monday, June 20th 2011 at the office of Village Realty. Steve Kinnier, Pat Ambrose, Liz Puma and Tom Watkins were present. Linda Craig participated via teleconference. Ansley Miller was present representing Village Realty. Owners Al Munza, Barbara Lawrence, Ron Bushar and Harry Gries were present as well.

Mr. Kinnier called the meeting to order and opened the floor to comments from the owners. Ms. Lawrence gave compliments to the Board on the appearance of the pool. She stated that since the pool has been re-plastered it looks better than ever. She also commented on how good the playground equipment looks. There were no other comments from owners.

The Board reviewed the minutes of the April 18th 2011 meeting. On a motion by Ms. Ambrose and a second by Ms. Craig, the minutes were approved as presented.

Mr. Kinnier presented the financial report. A current Balance Sheet, Income Statement, General Ledger Detail Report and Accounts Receivable Report were presented. He stated that the biggest expense was the payment for the pool re-surfacing and that the other expenses were routine. The Board questioned an owner on the Accounts Receivable Report that was behind in dues, but did not have a lien filed. Ms. Miller replied that the owner had filed for bankruptcy before getting behind on the dues. The bankruptcy laws prevent her from sending statements and collection notices that are required to be sent prior to filing a lien. The Board asked Ms. Miller to check with the attorney on the options in this situation.

Ms. Miller presented the Management Report.

- **Annual percentage yield:**
 - Checking Account: April - .25%, May - .25%
 - Money Market Account: April - .65%, May - .63%
 - Reserve Money Market Account: April - .65%, May - .63%
- **Website:** The website was updated following the last meeting.
- **Financial Reports:** The April financial reports were emailed to the Board and the May financial reports were included in the meeting packet.
- **Roofs:** The undated roofing spreadsheet was included in the meeting packet.
- **Septic Tanks:** The updated septic tank spreadsheet was included in the meeting packet. All the septic tanks have been pumped within the last three years. Mr. Kinnier stated that the Board would discuss the timeframe for pumping any tanks that are approaching the three year mark at the next meeting when the wind insurance premium should be known.
- **Pool:** All the repairs were completed and the pool was able to open as scheduled. The fire hydrant was used to fill up the pool quickly, which the fire department set up. The new pool furniture as approved by the Board via email was delivered.
- **Beach Mowing:** Sod was installed at the sandy areas where the drain fields were replaced as approved by the Board via email. Mr. Kinnier stated that he noticed that there was a lot of weeds and crabgrass throughout the community. Ms. Miller stated that she would mention this to Beach Mowing. Mr. Watkins presented a report for the Landscaping Committee. He stated that the committee still needs to coordinate a time to meet with Beach Mowing to do a walk-through of the community so that Beach Mowing can be aware of the expectations. The committee could

also point out problems that they have noticed. He stated that the committee members all agree that they would like Beach Mowing to receive some sort of training on how to properly trim shrubs. The Board asked Ms. Miller to email them a copy of the current contract with Beach Mowing.

- **Playground Equipment:** The play set was ordered and has been installed in the pool area by Stateline Builders.
- **Community Watch:** Village Realty has followed up twice with the Police Department on the Community Watch program and is waiting to hear back from them. Ms. Puma suggested checking with the Dare County Crimeline. Mr. Kinnier asked if there was a way to get a printout each month of the police reports in Sandpiper Cay. Ms. Miller offered to look into this.
- **Concerns with Renters:** The concerns that were raised at the last meeting regarding the renters of a particular unit have been addressed. The owner was contacted as well as the police department, who visited the unit and had a conversation with the renters about the reported issues.
- **Rental List:** A list of rental units was included in the meeting packet. The Board thought that the list was helpful and asked Ms. Miller to keep it updated and provide a copy to the Board as requested.

A list of maintenance items completed since the last Board meeting was presented.

Mr. Kinnier asked about the recycling enclosure. Ms. Miller replied that the enclosure was built and that she was meeting with the Dare County recycling coordinator in the morning to finalize the details. Community recycling should be available later in the week.

Ms. Ambrose stated that she thought that umbrellas are needed for the picnic tables. Mr. Kinnier asked Ms. Miller to get a cost on the umbrellas and email the Board.

Ms. Craig presented a report for the Bylaws Committee. She stated that the committee is waiting for the re-typing of the Bylaws. Mr. Kinnier replied that he would have this to Ms. Craig within the next two weeks.

Ms. Lawrence presented a report for the Social Committee. She stated that they the 4th of July Cookout will be held on Saturday, July 2nd from 12pm-2pm. There is also a covered dish supper and Bingo that will be held at 6pm on August 13th. Ice cream sundae making will be held July 9th and August 6th from 2pm-4pm. There is also a jewelry show on July 12th from 6:30-8:30pm. All the information is posted on the website. She reminded everyone to bring food party donations to all events.

Mr. Gries asked about opening a CD for the money that is currently in a money market account. Mr. Kinnier stated that the Board had not purchased CD's in the past, but it may be something to look into now that the association has money in a reserve account that does not need to remain liquid. He asked Ms. Miller to get CD rates for 12 and 18 months and email them to the Board.

Ms. Miller stated that the owner who had been using the clubhouse on a regular basis each Sunday evening will no longer need to use it. He wrote a thank you note to the Board for allowing him to use it and provided a donation. Mr. Kinnier stated that the donation could go toward the purchase of the new umbrellas for the picnic tables.

The next meeting date was set for August 15th at 1:00 at the Village Realty office.

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There being no further business, the regular meeting was adjourned. Following the regular meeting, the Board met in Executive Session. No actions were taken.

Respectfully Submitted,

Ansley Miller
Assistant Property Manager