

SUGAR SANDS NEWSWIRE

September 5, 2017

This Association Newsletter Is Published Quarterly. The Articles Herein Are Intended To Provide Summary Information To The Membership & From Time To Time Provide Notice Of Association Issues To The Membership.

Included with this newsletter is your fourth quarter maintenance invoice and the 2017 - 2018 Social Activities Notice for October 2017 to May 2018.

Hurricane Season 2017, Update!

So far we have been lucky and no hurricanes have threatened Sugar Sands. There are some storms that you can track on the weather radar but they are far from us and are not at this time predicted to make landfall on Singer Island. Hurricane Harvey is the most recent storm that has affected the United States. We were fortunate that it did not come our way. Don't let your guard down hurricane season runs through November 30th.

Update - Projects

Tree Trimming – The annual tree trimming has been completed. A second trimming of the coconut palms will take place before the end of the year.

Sealing Of Parking Lots – The contractor that we hired to seal the lots became very sick and was unable to do the work. “The Paving Lady” agreed to come in and take over this work. They were one of the companies that bid on this work. They agreed to do the work for \$25 more than the chosen contractor. The work will most likely be completed by the time you read this newsletter. They are scheduled to seal the lots the week of September 4th.

Roof Repairs And Replacement – Building #1262 and Building #1261. The project has been put on temporary hold.

Pool Repairs – The work described in the third quarter newsletter has been delayed. It was decided not to move forward with this work at this time.

Recreation Area Roof Painting – The work has been completed and looks great. Staff will be painting the fascia boards and soffits in the near future.

Sea Wall – A contractor has been chosen and is in the process of inspecting the wall. We anticipate that sometime in October that the engineer will be ready to meet with us to discuss his findings.

Concrete Repairs – An engineer was approved to look at select areas at buildings #1101, #1030 and #1205. A report and repair specification will be generated so the work can be permitted and performed.

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Building Walkway and Stair Inspections – This is still in the planning stage. It has been recommended by the Building Committee that because of the cracks at various areas of the walks that an engineer inspect and provide a repair specification that we can send out for bid. Walk repairs most likely will facilitate the need to redo the walk surface.

Meetings

As A Concerned Owner You Should Find Time To Attend All Meetings..

* **Regular Board Meetings.**

a) The regular monthly Board Meetings are always on the second Tuesday of each month. All Unit Owners are allowed and encourage to attending these meetings. Non-Sugar Sands Members are not allowed in the meeting unless they are invited by the Board of Directors.

* **Special Meetings.**

a) Notice of Board Meeting Special Assessment Notice – This is a notice to the owners that lets them know that a special assessment will be considered at the time, date and location noted on the notice. You need to attend these meetings if it concerns your building.

b) Members meeting to consider reserves – This is traditionally held the end of December and is the members meeting where you vote to fund or not to fund statutory reserves. Prior to this meeting and on the same day as this meeting there is a Board Meeting to approve the budget with reserves. The Board must approve a budget with reserves. The membership has the right to vote not to fund reserves.

c) Annual Members Meeting – Each year there is a meeting of the membership. This meeting is usually held the third Tuesday in February. At the same time this meeting takes place the election of Officers and Directors takes place.

d) Additional Board Meeting - Are necessary from time to time as there may not be time or information available for the regular monthly meeting.

* **Committee Meetings.** – A number of committees help gather information for the Board.

* **Workshop** – From time to time and mostly associated with the annual budget a workshop will be called. A Workshop is a seminar, discussion group, or the like, that emphasizes exchange of ideas and the demonstration and application of techniques and skills. Any recommendation that comes out of the workshop is brought to a Board Meeting to be finalized. Budget workshops are usually held October to November.

Emergency Phone Numbers

Emergency contact numbers regarding Association problems call Thomas Signer at 561-267-2523. Call 911 if you are experiencing a life threatening emergency. Locked out of your unit after Office Hours Call: Vincent Balestrier –561-840-0682, Joe Houston – 561-313-1763 or Thomas Signer – 561-267-2523.