

SANDCASTLE I CONDOMINIUM ASSOCIATION, INC.
AGENDA FOR An EMERGENCY BOARD OF DIRECTORS MEETING
TO BE TO BE HELD^{5/7}, 2026 AT 1:00 P.M.
IN THE SOCIAL ROOM OF SANDCASTLE I CONDOMINIUM ASSOCIATION,
730 SOUTH COLLIER BLVD. MARCO ISLAND FLORIDA 34145

- 1. Determination of the presence of a quorum.**
- 2. Proof of notice of meeting.**
- 3. Discussion and decision on current TKE contract and decision on possible other companies to take over maintenance contract. (Closed session)**
- 4. Discussion and decision on how to proceed with generator permit and engineering (Closed session)**
- 5. Discussion and decision on how to proceed with damper project and engineering**
- 6. Open Comments**
- 7. Adjournment**

SANDCASTLE I CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS EMERGENCY BOARD OF DIRECTORS MEETING
May 7, 2026

Board Members Present: Lee Schmachtenberg, Steve Wilcox

Board Members Present by Phone: Jim Boydston, Paul Krotchen

Others Present: Linda Flanigan

Meeting called to order at 1:00 P.M.

1. Quorum present
2. Proof of Notice executed by the President
3. Discussion and decision on current Thyssen Krupp (TKE) contract and decision on possible other companies to take over maintenance contract. (Closed session)
 - Decision to have Sandcastle 1 Maintenance staff remove the floor tile in service elevator and have the contractor insurance adjuster re-examine to bring a more favorable ruling on damages.
 - Linda to elevate to district manager in Fort Myers (copy Lucas and billing department) that we have an issue with TKE billing group sending us a notice that they will be discontinuing service in 10 days because of ~\$2000 bill related to a TKE service call that we deem to be part of our contract and not due to a power outage that is outside our contract. Since the elevator reset switch did not allow elevator to be released, a board member needed to power off the elevator main switch in order to reset the elevator to allow trapped family, including children, to exit the elevator. If TKE can produce documentation that there was a power outage that caused the issue then we will pay the invoice. Documentation would need to show that the call from the elevator to TKE customer service was after the power outage.
 - **Timing:** Letter to TKE no later than May 11th – targeting May 8th.
 - Consensus was to go to monthly payments to TKE to give us flexibility and we will stay with TKE short term until we get a response from the above letter.
 - We have received alternative bids for an elevator maintenance contract and repairs to our cab floor.
4. Discussion and decision on how to proceed with our generator permit and engineering (Closed session).
 - Lee made a motion to approve and sign the proposal to proceed with Bleu Engineering on the remainder of the 3 tasks for the generator proposal (on file), seconded by Steve. The motion passed unanimously. Task 1.0 was approved in the 04.30.26 meeting.
5. Discussion and decision on how to proceed with damper project and engineering
 - Lee made a motion to approve and sign the proposal (on file) to proceed with Bleu Engineering on the remainder of the 3 tasks for the Fire/Smoke Damper System, seconded by Steve. The motion passed unanimously. Task 1.0 was approved in the 04.30.26 meeting.

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BOARD OF DIRECTORS EMERGENCY BOARD OF DIRECTORS MEETING
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Old Business:

- Discussion of the pool deck tiles
- Association Charger Wi-Fi
 - **Action: Paul** to continue to follow up on the issue.

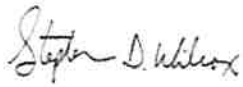
New Business/Open Comments

- Discussion on whether a Threshold Engineer and General Contractor is required for the window installs (per new regulations effective Mar 2026). This will be monitored closely for possible repercussions for owners and whether this legislation becomes updated.

6. Adjournment

There being no further business, the meeting was adjourned at 2:07 P.M.

Respectfully Submitted,



Stephen Wilcox

Secretary