

SANDCASTLE I CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS EMERGENCY BOARD OF DIRECTORS MEETING
July 14, 2026

Board Members Present: Lee Schmachtenberg, Steve Wilcox

Board Members Present by Phone: Jim Boydston, Paul Krotchen, Judy Kraft

Others Present: Linda Flanigan

Meeting called to order at 1:03 P.M.

1. Quorum present
2. Proof of Notice executed by the President
3. Discussion of how to proceed with elevator damages due to roof replacement.
 - Possible decision on hiring consultant to handle this advice on this matter (3 proposals located on kitchen folder).
 - Linda reviewed the 3 potential consultants (proposals on file). A motion was made by Lee to select Blackstone Elevator Consulting (BEC) to assist in reviewing damages to Sandcastle 1 service elevator due to the roofing contractor's negligence. This is pending the answer to follow-up questions by Lee and Steve with an upcoming meeting with BEC. Motion was seconded by Steve and passed unanimously.
 - Questions to be answered include:
 1. Can they be expert witnesses?
 2. Time of the process?
 3. Understanding of the full cost of using them, including meeting with the roofing contractor's insurance company.
4. Discussion on progress of generator permits
 - Discussion on current status of the generator issues. We are using Bleu Engineering to help expedite.
 - Check Electric and United Mechanical are 2 potential contractors we could use and we will review and schedule an emergency Board Meeting to select one to help get the issues resolved.
 - This is part of the ELSS system and is currently blocking the permitting of upgrading our fire panel system.
5. Discussion and decision on recommendation from new auditors (if all information is available)
 - Reviewed the auditor's report and recommendations. Recommendation was to do a reserves study and Linda will go out for bids. Goal is to get the Reserves Study before Budget Workshop (date Nov 10-12, 2026).
6. Discussion and decision on current house rule changes will be voted on next meeting.

Old Business:

New Business/Open Comments

- Flow switch for fire system has corroded and failed. Fire Inspector to let us know if we need a permit for this.
 - Decided the Budget Workshop Meeting will be held on Nov 10-12. Linda to send email to owners on 7.15.26
7. Adjournment

There being no further business, the meeting was adjourned at 3:32 P.M.

Respectfully Submitted,



Stephen Wilcox

Secretary