

SANDCASTLE I CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS EMERGENCY BOARD OF DIRECTORS MEETING
August 5, 2026

Board Members Present: Lee Schmachtenberg, Steve Wilcox

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

Others Present: Linda Flanigan,

Other Members Present by Phone: Paul James (representing the Building Committee)

Meeting called to order at 12:58 P.M.

1. Quorum present
2. Proof of Notice executed by the President
3. Discussion of current generator status and decision on how to proceed with this project (bringing current generator up to date vs new generator)
 - Lee summarized the meeting Linda and he had with Bleu Engineering and the fire marshal (Daniel).
 - Our current generator does not meet code based on the generator clearance (among other issues).
 - Current red tag on the permit for existing generator was 9.1.26. Subsequent to the meeting, this was extended to 10.27.26
 - The Fire Marshal noted we need to shut down our current non-permitted generator
 - A new generator is recommended using natural gas.
 - A new permit would allow cancelling of the old permit application.
 - Bleu Engineering feel the existing transfer switches and equipment will work with a new generator.
 - Building Committee to work with Linda to get bids ASAP for a new generator and permits.
 - Check Electric Engineering who have done other permits on Marco.
 - Generator 250 kw to move to 350 kw due to natural gas over diesel.
 - Proforma motion to be developed for a special assessment to cover the generator project for the next meeting.
4. Discussion and decision on current house rule changes
 - Rules were reviewed and discussed.
 - Lee made a motion to approve the August 5th rules as reviewed with an effective date of Sep 1,2026 and was seconded by Steve. The motion passed unanimously.
 - A summary of the key changes and the document will be highlighted and emailed to owners.
5. Discussion on Elevator Consultants visit.
 - Linda gave an update on the current status.
6. Discussion on Upper Pool Deck Project
 - Tile has been removed, however multiple post tension cables were found to be in disrepair. Trying to get an expedited permit for the post tension cables repair, we will need a Threshold Engineer. This will delay our upper pool deck project.
7. Discussion on Fire Alarm Panel and corrections to annual inspection
 - Awaiting corrections to the annual inspection. Bleu Engineering is working on this project.
8. Discussion on final results from audit
 - Audit results look good. A motion was made to authorize a transfer from operating expenses to reserves in the amount \$93,808 was made by Judy and seconded by Lee. Motion was passed unanimously.
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9. Decision on hiring a company to perform the reserve study and updated SIRS

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- A motion to hire Association Reserves to perform the new reserve study and updated SIRS for \$7600 was made by Lee and seconded by Steve. Motion passed unanimously. The site visit will be 9.18.26.

Old Business:

- None

New Business/Open Comments

- None

10. Adjournment

There being no further business, the meeting was adjourned at 2:38 P.M.

Respectfully Submitted,

A handwritten signature in blue ink, reading "Stephen D. Wilcox", is written over a horizontal line.

Stephen Wilcox

Secretary