

SANDCASTLE I CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS EMERGENCY BOARD OF DIRECTORS MEETING
September 3, 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: Representing the Building Committee: Shawn Teal and Paul James

Meeting called to order at 1:04 P.M.

1. Quorum present
2. Proof of Notice executed by the President
3. Discussion of current generator status
 - Lee met with many potential vendors for the generator project and we have 3 bids for the needed generator replacement. Also discussed the need for a temporary generator.
 - A motion was made to hire a professional engineering firm to provide the full engineering services for a permanent and temporary generator was made by Jim and seconded by Paul. The motion passed unanimously. A decision will be made by the board forthwith.
4. Discussion on service elevator repairs/possible decision on contractor for subfloor
 - Based on the bids received, Lee made a motion to utilize Southwest (cost \$30,600) to replace the sub floor and was seconded by Steve. The motion passed unanimously.
 - Linda to do research on tiles to be utilized on the bottom of the elevator and a removable protective rubber mat. Extra tile will be ordered to replace as necessary.
 - The remainder of the elevator repair (except possibly the elevator cab) will be postponed until resolution of the CFS Roofing damages to Sandcastle I and the \$254,925 of monies we are currently holding.
 - Motion to retain ECAB (cost \$10,357) to repair the service elevator cab was made by Lee and seconded by Steve. The motion passed unanimously.
 - Our Blackstone elevator consultant has provided excellent work for us so far. Linda to ask Blackstone to check on getting out of the TKE contract and how much other bids would be for a yearly service agreement.
5. Discussion on Upper Pool Deck Project
 - Southern Post Tension will be here Sep 8 to complete the post-tensioning work on the upper deck.
 - Walker to do the water proofing after that.
 - All the windows are in place.
6. Discussion on Fire Alarm Panel
 - Waiting on a site visit from Summit for the fire alarm panel to move this project forward.

Old Business:

- Collier Painting to paint louvers after pool deck project is complete.

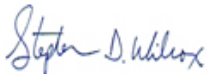
New Business/Open Comments

- Pickleball courts will have the green and blue areas repainted at the paint supplier/installers cost on September 9th.

7. Adjournment

There being no further business, the meeting was adjourned at 2:35 P.M.

Respectfully Submitted,



Stephen Wilcox

Secretary