

**SANDCASTLE I CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS EMERGENCY BOARD OF DIRECTORS MEETING
September 25, 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 1:03 P.M.

1. Quorum present
2. Proof of Notice executed by the President
3. Update on Upper Pool Deck Project
 - Work on the 14 post tension cables that need attention, continues and will be a few more weeks.
4. Update on Fire Alarm Panel
 - Fire Alarm Panel plans are being sent to Bleu Engineering for approval and then to be submitted to the City for approval.
5. Update on Tennis Court repaint
 - Paint looks great, and as mentioned last meeting, the work was provided at no cost to Sandcastle I.
6. Discussion and decision on Engineering Firm for generator Project (Bids located in kitchen and posted to website).
 - Paul J. helped the board review the bids from the engineering firms. Further discussion on the Stafford (Stephen) proposal. Stafford said we can get the specs for the temporary generator within 14 days after proposal signed. Stafford mentioned that Generac maybe a better generator option than the Cummings or others that are tied up in producing data center generators.
 - Red tag on the existing generator work expires at the end of October 2026.
 - We will need an electrical contractor to do the temporary generator work before we select the electrical contractor for the new generator.
 - A motion to select the Stafford Engineering proposal (\$32,100) to develop engineering plans and designs related to both temporary and permanent generators and to get a generator permit and plans was made by Judy and seconded by Steve. The motion passed unanimously.
7. Discussion and possible decision on elevator repairs.
 - From last meeting: Southwest was selected to do the sub floor and ECAB was selected to repair the service elevator cab.
 - \$153,800 is left on the settlement offer and there is a ~\$75,000 gap between what CFS Roofing is offering and the cost of the needed work. President and CEO of CFS Roofing still wants to settle.
 - Next steps are to wait for CFS Roofing insurance company to respond to Sandcastle I's request to settle the claim. If we select Southwest to do the rest of the elevator repair, then we may want to terminate our TKE contract based on their lack of their lack of service. Other condo associations have seen similar issues with TKE.
 - It was recommended to investigate further with our consultant whether having the lubrication on the ropes would eliminate the need for the ropes to be repaired short term.
 - Linda to call and email TKE that we have continued to not receive our PM (preventative maintenance) service....again.
8. Update on Elevator subfloor and cab interior (including tiles).
 - Linda investigated the sub floor topic. Plan to get pricing on tile for service elevator (including extra tile) as well as surrounding area. It was recommended to have the Decorating Committee review.
9. Discussion and possible decision on changing elevator maintenance companies.
 - See bullet 7 above for this discussion.
10. Discussion and decision on hiring a consultant to negotiate elevator contracts.
 - Reasonable price to negotiate the contract and it was agreed that this would save Sandcastle I money overall.
11. Discussion on Board Members email addresses
 - Per recent Marco Island Condo Association meetings, legal highly recommended to get separate emails for board members. Each Board member will set up a gmail for their Sandcastle I board work only. Linda to update communication email list.

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Old Business:

- None

New Business/Open Comments

- None

12. Adjournment

There being no further business, the meeting was adjourned at 2:25 P.M.

Respectfully Submitted,



Stephen Wilcox

Secretary