



Sandpiper Isles Condominium Association, Inc.
c/o Alliant Association Management
6719 Winkler Rd. #200, Fort Myers, FL 33919
239-454-1101 * FAX 239-454-1147

BOARD OF DIRECTORS MEETING

MARCH 7, 2011 AT 10:00 AM

AT THE CLUBHOUSE

24311 SANDPIPER ISLE WAY, BONITA SPRINGS, FL

APPROVED MINUTES

1. **Roll Call/Establish a Quorum/Noticing:** President Bob Curtiss called the meeting to order at 10:00 am and reported that there was a quorum with 5 of the 5 directors present. Directors present were Bob Curtiss, Joe Del Sole, Judy Pariseau, Roy Steel and George White. Also present, Mike Fabian from Alliant Association Management. Bob Curtiss reported the meeting and agenda were posted 48 hours in advance of the meeting on the official bulletin board.
2. **Approval of Previous Meeting's Minutes: (February 1, 2011)**

MOTION: Joe Del Sole motioned, seconded by Bob Curtiss to approve February 1, 2011 Meeting Minutes. APPROVED 5-0.

3. **Treasurer's Report:** As submitted by Roy Steel

. Sandpiper Isle Association

Treasurer's Report, March 7, 2011

1. The 2010 financial statements , dated January 25, 2011 were released by Deavers, Ditmar in late February. Copies were sent to myself and Alliant at that time. The results were in line with earlier drafts of the statements. I have prepared a printed copy for each director. In accordance with the vote at the annual meeting, no audit of these statements was carried out, or is planned.

Motion: Joe Del Sole motioned, seconded by Bob Curtiss to accept the 2010 financial statements as prepared by Deavers, Ditmar, dated January 25, 2011. APPROVED 5-0.

2. The tax returns for 2010 were prepared by Deavers, Ditmar. I have signed these, and have turned them over to Alliant for filing, and payment of the taxes. The federal taxes were about \$900, largely a tax on the investment income of the reserves.

3. We have one serious delinquency, which is in personal bankruptcy, and the unit is expected to be foreclosed later this year. There are about five others that are past due, for which letters have been sent out in late February. This appears to be due to the changeover to Alliant, and while expected to be cleared up shortly, all five were still outstanding as of Monday afternoon, March 7th. I will follow up with Alliant for further action.
4. The reserves cash has now been consolidated into a single bank account with BB&T bank. One CD is now matured for about \$50,000, which will be reinvested into a short term CD. We now have two treasury ten year notes paying about 3.4% for \$150,000, as our base investment and assorted CD's and money market accounts for the balance of our reserves.
5. I have had discussions with Alliant regarding the simplification of the accounting for the reserves investments and the income from these investments, to which they have agreed.
6. I am expecting the initial financial statements from Alliant shortly, and will work with them on the drafts, before sending to the directors.

Roy Steel,
March 7, 2011

4. **Committee Reports:**
 - a. Building Committee – No Report
 - b. Landscape Committee – No Report
 - c. Pool Committee – No Report
 - d. Social Committee – Vicki White's report as submitted

Hi all,

I know I wear two hats, so I would like to give you a heads up on what I would like to present in the upcoming meeting.

Along with the normal reports, Social recap (request sink/faucet-disposal issue/upcoming events/etc.) UOC (point out highlights), website/newsletters reminder, I would like to mention the recent cable television meeting.

In particular, that may be of interest to us, was the question from the audience asking for condo neighborhoods which have a clubhouse to get "FREE" cable (and internet if contracted) for their clubhouses, since the PLCA/Nest/Colony get such via the current contract. While suspected PLCA got a deal of some sort, I was not aware of the NEST or COLONY getting it too, but it makes sense since WCI probably negotiated the deal, some time back.

Background info: In as much as I had been asked by John Duder to help the task force in preparing a survey for follow up to this meeting and subsequent informational newsletters/etc., I have found out some interesting elements. I have specifically brought this subject back up in our follow up meeting on Friday, hopefully forcing Marie /John to go back and negotiate such. She balked at it, saying she had no idea how many condo associations had clubhouses, and although she indicated she would pursue, will she do so aggressively? Unfortunately the UOC just met, and this information was not made known until March 3, and next meeting is not until April. And while I have made John Duder rethink his timeline for pushing to have all information out and a survey by this Thursday, he was willing to listen to reality and agree take the time to insure that whatever we communicate (including a "FACT SHEET") is put out and CORRECT.

And that it may take several more weeks. Having said this, **I think that this should be pursued ASAP by all condo boards, so I would like this to be discussed. It seems like a good chance for the Presidents of those boards to meet and discuss?**

Thank you

4. **Unfinished Business:**

- a. Monthly/Quarterly Payment Coupons – No Action
- b. Rental and Sale Approval - Joe Del Sole to work directly with Alliant to modify lease and sales processes.

MOTION: Joe Del Sole motioned, seconded by Bob Curtiss to process lease and sales applications through Alliant Association Management but Sandpiper Isles will increase fees so they retain \$100 and Alliant retains \$75. APPROVED 5-0

- c. Board Rules – No Report
- d. Phone Proposal – No Report

5. **New Business:**

Motion: Roy Steel motioned, seconded by Judy Pariseau to replace the sink, disposal and faucet in the clubhouse kitchen. APPROVED 5-0.

6. **Schedule April Board of Directors Meeting:**

The next Board of Directors Meeting will be April 12, 2011 at 10:30 a.m. and future Board of Directors meetings will be the second Tuesday of the month at 10:30 a.m., there will be an informal gathering on the last Tuesday of each month at 10:30 a.m.

7. Adjournment:

MOTION: Bob Curtiss motioned, seconded by Roy Steel to adjourn at 11:55 p.m. APPROVED 5-0.

Respectfully submitted,

Mike

Mike Fabian, CAM

Alliant Association Management