

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS' ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
Wednesday, June 8, 2022**

The meeting was conducted by videoconference.

Present: Robert Connor – Association 2
Mary Schneider – Association 2
Jim Lothe – Association 1
Robert Caston – Association 1
Diana Levin – Association 3
Bruce Kaminsky – Eliot
Beth Murphy – Faulkner
Amy Lorms - Faulkner
Judy Barnes – Association 7
Barbara Fiacchino – Association 7
Nancy Slattery – Association 7

Also present were Melissa Goodwin, HOA Property Manager, Tahalia Melendez, AA and Isela Morris, Property Supervisor, of FirstService Residential.

CALL TO ORDER

Mr. Connor called the meeting to order at 6:33 p.m. Ms. Goodwin called the roll and declared that a quorum was present.

ACTION AND DISCUSSION ITEMS

Commercial Tenant, 102B Lease

After discussion, *Ms. Slattery moved to accept the 102C tenant's counter letter of intent regarding the open space at 102B, based on the following terms: deny the TI Allowance request at \$10 psf, the current rental rate to be held for the first and second years with a 2% increase each year for the third through fifth years; if renewed for years six and seven, rental to be held at the fifth-year rate; and a 2% increase each year for years eight through ten; no non-compete clause and approve enclosed lease and give authorization to Management to work with HOA's legal attorney to complete the lease if a counter for the terms of the lease is requested. Mr. Kaminsky seconded the motion, and it passed unanimously.*


CSV#1 Social Event Request

After discussion, *Mr. Lothe moved to approve the request from CSVCA No. 1 to hold events on the 1300 Mall on June 25th, with no rain date to be held from 5:00 p.m. to 9:00 p.m. with a DJ, subject to provision of the required evidence of insurance coverage to HOA Management in advance. Ms. Fiacchino seconded the motion, and it passed unanimously.*

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Connor, seconded by Ms. Levin and unanimously approved, the meeting was adjourned at 6:53 p.m.

Respectfully submitted,


Secretary