

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS' ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
May 10, 2022**

The meeting was conducted by Zoom videoconference.

Present: David Ruhland – Association 1
Robert Connor – Association 2
Mary Schneider – Association 2
Diana Levin – Association 3
Bruce Kaminsky – Eliot
Beth Murphy – Faulkner
John Berchem, Lowell
Judy Barnes – Association 7
David Beck – Association 7
Nancy Slattery – Association 7

Also present were Melissa Goodwin, HOA Property Manager, and Tahalia Melendez, Administrative Assistant.

CALL TO ORDER

Mr. Connor called the meeting to order at 6:36 p.m. Ms. Goodwin called the roll and declared that a quorum was present.

ACTION AND DISCUSSION ITEMS

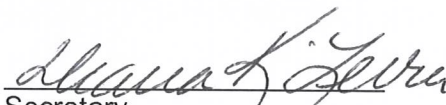
Commercial Space 102B Lease

After discussion, *Mr. Berchem moved to accept the 102C tenant's letter of intent regarding the open space at 102B, based on the following terms: HOA to allow the tenant to cancel its current lease without penalty; automatic renewal for five years with 60 days' written notice of cancellation; the current rental rate to be held for the first and second years, with a 3% increase for the third through fifth years; if renewed for years six and seven, rental to be held at the fifth-year rate; and a 3% increase each year for years eight through ten; three months' rent/assessment abatement; no non-competition clause, and authorization given to Management to provide a counter-offer for rent abatement if this offer is countered. Ms. Schneider 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 Mr. Berchem and unanimously approved, the meeting was adjourned at 7:02 p.m.

Respectfully submitted,


Secretary