

Sandy Hook Association, Inc.
Meeting of the Board of Directors
Tuesday, May 28, 2024

1. Call to Order: The meeting was called to order by President Bart Weiss at 5:30 pm at the home of Mike and Marian Peters, 185 Sandy Hook Road North, Siesta Key, FL 34242 and via ZOOM.
2. Proof of Notice: President Weiss confirmed proof of notice via email and Secretary Jarrell posting at entrance/exit of community.
3. Confirm Quorum: President Bart Weiss, Vice President Ed Aroyan, Secretary Melissa Jarrell, Treasurer Marian Peters, and Director Jill Larson were present in person. Director Michael Laughlin appeared via ZOOM. Director Denise Mei was absent. A quorum was confirmed. Owner Spiegel attended via ZOOM. Manager, Jeanne Moschella attended in person.
4. Approval of the Board Meeting Minutes of 4/16/24: A ***motion*** was made by Treasurer Peters, seconded by Secretary Jarrell, to approve the Board of Directors Meeting Minutes of 4/16/24 as amended. ***The motion carried unanimously.***
5. Owners Comments: Mark Spiegel reported on the beach fires noting they were technically on the Whispering Sands property and WS has installed cameras. Over the holiday weekend, much activity occurred, and reported there were persons climbing rocks and went to the back patio of a home. Neighbors should be aware this is a growing concern.
6. Committee Reports: The Board discussed the Committees and agreed to separate Grounds and Security (Bart Weiss).

Secretary Jarrell inquired if any further information was available regarding Burt's property as Drainage is no longer on the agenda. She noted that Committees Grounds/Security and Roads seem to overlap. Also reported that the one committee listed in the documents is not listed. Treasurer Peters stated that historically the President was in charge of that Committee.

Comments were made regarding construction activity at 172 SHR. President Weiss advised he spoke to the owner and was told approval had been given prior to Covid. He will ask for copy of his approval.

The Board moved out of Agenda order.

c. Grounds/Security – Grounds: Director Larson reported she followed up from last meeting and Mako Landscape provided a proposal in the amount of \$1100. Director Larson advised she would need to request the Dwyer residence agree to allow the Association use irrigation for the immediate future for the plants to initially get established. Landscape budget will be over budget. A ***motion*** was made by Director Larson, seconded by Vice President Aroyan to approve the proposal from Mako Landscape in the amount of \$1100 to install plantings on the left side of the beach path. ***The motion carried unanimously.***

Security: President Weiss reported he has been included in a “group text” with Mark Spiegel and Whispering Sands Board President related to the beach fires. No recent fires have been reported. Secretary Jarrell reported Whispering Sands less balconies are boarded and the construction area has been closed properly so pallets aren’t taken to start fires.

President Weiss provided copies of emails he received from SHA residents expressing concern with trespassers requesting the Board revisit installing a gate at the entrance. Copies are attached to the minutes.

Secretary Jarrell reported the documents allow for “patrol” as has been done in the past. The Board was cautioned that research conducted showed that resident safety and security is not an Association responsibility and taking it on as such brings liability. Past minutes reflect prior attempts with “dummy” cameras were unsuccessful. President Weiss advised the Dwyer’s have installed cameras. Director Laughlin noted everyone in the community needs to undertake action on their own behalf, and would be greatly appreciated if they assisted and cooperated to the entire community’s benefit.

Vice President Aroyan advised it appeared at the Annual Meeting, after Mark Spiegel spoke, some members advised they would have changed their votes.

6. Committee Reports- Con’t:

a. Beach/Social – It was reported that during the Memorial Day Holiday weekend there were large groups of what appeared to be “guests” with only 16 homes occupied. It is very important that owners and their guests have SHA bracelets and to please be mindful of inviting too many guests that take over the beach for other neighbors. Parties / groups over 8 require reservations.

b. Real Estate – No report.

g. Social – No report.

Old Business – Con’t:

7.e. Consider camera installation at entrance in the amount of \$2500. License plate reader. President Weiss is now proposing two cameras, one to be located at the entrance (Flock - license plate reader), and one the beach path (regular video). Discussion was held that the “flock” license plate reader cameras generate a report on cars but walkers and bicyclists would show up as “other”.

Vice President Aroyan asked once this information was received, how would a determination be made as to how big of a problem there truly is with trespassing? He suggested baby steps by getting a working camera and sign stating “you are being watched” be installed. Director Larson stated in the end, it is subjective in determining how many video captures reflects there is a problem.

Budget consideration was discussed and adopting a policy on video recording was discussed. President Weiss stated the Sandy Hook annual fees have remained flat for the last few years, although inflation has increased by 19%. After much discussion a ***motion*** was made by Vice President Aroyan, seconded by President Weiss to investigate installing a camera at the front entrance and a camera capturing the beach path, including installing a sign, and establish setting a policy and procedures for the usage of said

installing cameras as the Dwyer's have done. This request of "we need your help" will be placed in the newsletter. The more eyes on more homes will benefit the entire community.

8. New Business: None.

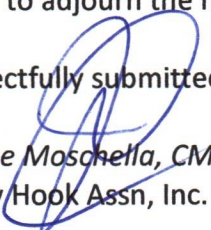
9. Director Comments: None.

10. Owner Comments (Future topics): None.

11. Next Meeting Date: TBD. No meetings are scheduled to be held in June, July or August unless needed with 48 hours' notice to review the cost of cameras, subscription, labor and signage.

12. Adjournment: With no further business to come before the Board, a properly seconded motion was made to adjourn the meeting at 8:37 pm.

Respectfully submitted,


Jeanne Moschella, CMCA, AMS, PCAM
Sandy Hook Assn, Inc.

cameras. **The motion passed with five (5) Weiss, Aroyan, Peters, Larson and Laughlin in favor and one (1) Jarrell, against.**

6. Committee Reports- Con't:

f. Documents: Secretary Jarrell reported there is a difference in what some owners received in the small "black book" passed from owner to buyer, versus the recorded documents with Sarasota County. Over the years SHA has uniquely combined CCR's and R&R's which is not typically done with HOA's. Further work needs to occur before review of the existing Construction Application can take place.

Secretary Jarrell will begin working on creating a three-ring binder for the Board members. The intent is to assist the current and new Board members to have current documents and pertinent information in hand.

7. Old Business:

a. Discuss and establish annual meeting protocols and clarifications for remote access, membership voting, proxy votes, town hall discussions and distributing information: No discussion.

b. Discuss Association Counsel: No discussion.

c. Discuss Construction Application: Secretary Jarrell tied this topic in with documents above.

d. Policy, procedure, cost and legal review of previously approved beach security cameras. Review and discuss new pertinent information and research: Discussed above under Security. Information on current legal consensus regarding "security" measures an association undertakes, such as cameras, and best practices for implementing was offered by Secretary Jarrell and distributed.

e. Consider camera installation of at entrance in the amount of \$2500, license plate reader: President Weiss made a **motion** the Board consider asking the community to "chip in" for the cost of the Flock license plate camera for the entrance. **The motion failed with no second.** It was the consensus of the Board this should not be undertaken.

6. Committee Reports- Con't:

d. Roads – Vice President Aroyan is still working with four (4) road providers regarding the options that may be undertaken/considered for the shell portions of the road. He will also ask them to provide an estimated life remaining on the asphalt section of the road. It was also noted that three homes recently had work done by Abbott's Construction on their sea walls. Those trucks used by Abbott's have created an issue with crushing the shell road. He will request a quote to provide a thin layer of new shell to the road; however, Vice President Aroyan will reach out to each owner that had that work done to remit funds to fray the cost of shell that is needed. Brief discussion was held regarding the consideration of imposing an "impact fee" for these types of issues when owners are having work done to their homes bringing in large/heavy trucks that are damaging the roads in Sandy Hook Community. No action was taken.

e. Communications – Director Laughlin stated the community should be aware there are trespassers on the rocks and no amount of security is going to keep those wanting to do wrong out. He noted the community should be asked to assist in working together to try to make the community safer such as

From: Tomas Fiedler tomas@fiedler.se
Subject: Safety issues at Sandy Hook
Date: May 11, 2024 at 5:29 AM
To: Bart Weiss troop180@mail.com



To the Board Members of Sandy Hook,

Security Concerns

Over our 11 years of residing in the neighborhood, we have observed a troubling increase in trespassing incidents. Not only do individuals access the beach from the shoreline, but there's also a notable influx of people entering via Ocean Boulevard and neighboring areas, utilizing our Sandy Hook access for activities like dog walking or jogging. We've discovered that our private beach access is mistakenly marked as a public entrance on various online mapping services, including Apple Maps.

Moreover, several free shuttle services now treat our neighborhood as public territory, frequently dropping off or picking up passengers, particularly at our beach access point. While this may be convenient for beachgoers seeking to avoid parking fees and crowded areas, it has led to an unexpected surge in visitor numbers, exacerbated by the pandemic.

Our primary concern is the behavior of these trespassers when confronted on our property, which leaves us deeply unsettled. Just as an example: before we left last week, we encountered two separate incidents where individuals trespassed onto our yard while we were at home. Three young adult men walked all the way through to the back by the lagoon whilst we had dinner inside. A middle age woman came in "looking for a garbage can" and got feisty when confronted. We are deeply troubled by these incidents and earnestly seek measures to protect our private neighborhood from trespassers entering through both our access points.

Additionally, we are uneasy about the bonfires that regularly take place on the beach. On several occasions, we have detected the smell of smoke and have walked the beach and neighborhood to ensure that there are no fires. Just the fact that we feel that we have to go out "patrolling" for fires feels very unsettling.

We feel very concerned about the safety in our neighborhood and wish for prompt descions about gates to make our neighborhood safe and truly private.

Best Regards, Tomas and Sofia Fiedler

From: LISA ARNONE lisaaarnone@yahoo.com
Subject: Proposal for Gate
Date: May 9, 2024 at 2:39 PM
To: Troop180@mail.com



Subject: Proposal for Enhanced Security Measures in Sandy Hook Neighborhood

Dear Sandy Hook Board Members,

I am writing to you today on behalf of myself and my family to propose a measure that I believe will significantly enhance the security and privacy of our beloved neighborhood while simultaneously increasing property values and ensuring a safer environment for our families.

As you are undoubtedly aware, Sandy Hook is a vibrant community nestled in a picturesque location, cherished for its serene beauty and sense of tranquility. However, in recent years, we have observed a rise in unwanted foot traffic, bike traffic, and overall vehicular congestion through our neighborhood. This influx of traffic not only disrupts the peace and quiet we hold dear but also poses potential safety risks to our residents, particularly children, elderly, and pets.

To address these concerns, I am advocating for the installation of a gated entry system equipped with a guard house and surveillance cameras at the entrance/exit to Sandy Hook. By implementing this measure, we can effectively control access to our neighborhood, limiting entry to residents and approved guests only. This will serve as a huge deterrent to unauthorized and unwanted individuals and vehicles, thereby reducing the volume of traffic passing through our streets.

Furthermore, the presence of a guard house will provide an additional layer of security, allowing for the monitoring of incoming and outgoing traffic and ensuring that all visitors properly and responsibly adhere to our community's rules and regulations. Additionally, surveillance cameras strategically placed will enable us to monitor activity and swiftly address any security concerns that may arise.

One of the key benefits of establishing gated access to Sandy Hook is the preservation of our beach's privacy. By controlling access to the neighborhood, we can more effectively and more efficiently begin to regulate who has permission to utilize our beachfront, thus ensuring that it remains an exclusive amenity for residents and their guests.

In addition to enhancing security and privacy, I firmly believe that the implementation of a gated entry system will have a positive impact on property values within Sandy Hook. Studies have shown that gated

communities often command higher real estate prices due to the added security and exclusivity they offer. By investing in this infrastructure, we can potentially increase the value of our homes while simultaneously improving the quality of life for all residents.

In conclusion, I urge the Sandy Hook Board to seriously consider the proposal for a gated entry system with a guard house and surveillance cameras. Not only will this measure help to alleviate foot, bike and automobile traffic congestion and enhance security within our neighborhood, but it will also help safeguard the privacy of our beach and contribute to the overall well-being of our community.

Thank you for your attention to this matter. I look forward to the opportunity to discuss this proposal further and collaborate with you to make Sandy Hook an even safer and more desirable place to call home.

Sincerely,

Lisa and Kevin Arnone

Sand Hook Board of Directors,

We are writing to let you know that we would feel very happy and much more secured when our community would be protected by a front gate.

We live in Sandy Hook for 30 years and we are not very amused about the enormous increase of traffic and pedestrians over these years. Meanwhile there is no different between our "private road" and a public road, open for everyone.

Not to mention the security risk for our houses what is going together with all this!

Thank you for including our thoughts into the decisions of the board.

Karin McLoughlin and Hans-Hermann Böttcher

To the board of Sandy Hook

I am writing this note because I no longer feel safe in Sandy Hook. I find random people in my yard and in my pool day and night. Since I live next to the Sandy Hook beach, I unfortunately am in the ideal location to observe hoards of people (NOT SANDY HOOKERS OR GUESTS) using OUR beach on a regular basis, they walk off the beach through our neighborhood and walk through the front gate to our beach!

When I confront people they are abnormally rude and aggressive. Many people have told me things such as our beach is listed as a public beach, they have been coming through our neighborhood to go to and from the beach their whole lives, robin hood rentals told them about our neighborhood and the beach access, their landlords told them this was the way to the beach etc.

Seista Key is no longer the sleepy little town it used to be it is over built and our no trespassing signs are NEVER acknowledged.

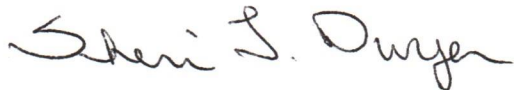
We need a front gate! We need to have some semblance of safety on our property!

There are more and more gates going up on Seista key do you think they are for decoration? No they are for safety and peace of mind! Not to mention gates raise property values!

I am seriously thinking of selling and moving out of Sandy Hook to a safer environment! There is no reason we should not have a front gate, just ask the local police hoe Seista key has changed and the protection a gate would provide!

I hope you pay attention to these grave safety concerns.

Sheri L. Dwyer

A handwritten signature in cursive script that reads "Sheri L. Dwyer". The signature is written in dark ink and is positioned below the printed name.

From: amy spiegel amysuespiegel@yahoo.com
Subject: Fw: Sandy hook safety
Date: May 28, 2024 at 4:55 PM
To: Bart Weiss troop180@mail.com



Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Saturday, April 27, 2024, 2:58 PM, amy spiegel <amysuespiegel@yahoo.com> wrote:

To the board,

We have been notified that there were two fires close to our portion of the beach this week alone. With young teenagers likely using our neighborhood and beach access to act with such disregard to private property, I feel the safety of our neighborhood is at risk. I am also aware that during spring break the flags at Patriots Pier were vandalized and some stolen in addition to someone taking a "joyride" on the beach in a black truck. While we discussed a neighborhood watch at the annual meeting, that doesn't seem to be affective and I feel we need to do more to protect our properties.

Thank you for your consideration regarding this as it seems to be happening more frequently.

Amy Spiegel

Sent from Yahoo Mail for iPhone

Dear Sandy Hook Association Board of Directors,

I am writing the board to inform you that one night last year around 3:00 AM my home security cameras picked up a man attempting to get into our front door. When he was unsuccessful, he went around to the back of our house where more cameras picked up his attempt to gain access through our back door.

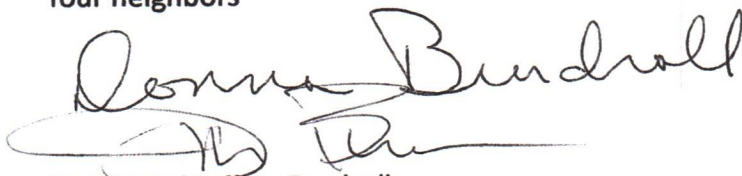
The next day we reported the incident to the sheriff's office. A deputy came to our home so he could review the footage. After reviewing the footage, he determined the person trying to break into our home was in his mid 20's and the department would not investigate any further.

This attempt to enter or burglarize our home has left us feeling vulnerable. We feel less safe in our house and the neighborhood each passing year due to the parade of strangers walking past our home up in our yard, and the many cars and golf carts. Then with someone trying to break into our house we realize this community needs to get control of who has access and the only way we know of doing this is to install a gate at our entrance, at Ocean Blvd.

What is it going to take for this board to take safety concerns as a primary focus? I've heard a lot of talk about cameras being put in place in the community and possibly on the beach, due to the many fires! Although this is a good step and may deter some criminals, at best we'll be able to identify and possibly catch them after the act! We don't want to be victims whose assailant was caught on camera and caught, after the fact.

Please consider these concerns.

Your neighbors



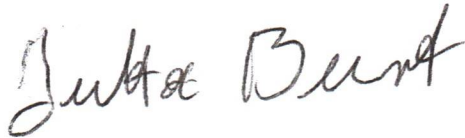
Donna and Jeffrey Burdsall

One of the reasons we initially bought in Sandy Hook was because of the privacy. As the years have gone by there would be an occasional walker through the neighborhood but they were always kind and friendly. Now There are so many strangers taking over our beach, our chairs and our roads. These intruders are rude and aggressive, they act as though they belong on our private roads and beach. Sandy Hook has gone from an occasional walker to a right of way. I no longer feel safe in Sandy Hook and I am fearful of someone hurting me or getting injured on my property.

I believe as a resident of Sandy Hook I deserve a little privilege. I've paid dues for years and I want the privacy and safety I deserve a front gate will stop these abhorrent trespassers and restore safety to the community.

Why didn't the board do a proper presentation for a front gate similar to the research that went into the back gate?

Sincerely,
Jutta

A handwritten signature in cursive script that reads "Jutta Bunt". The signature is written in dark ink and is positioned to the right of the typed name "Jutta".

Attention : Sandy Hook Board

I am June Shadoan and I would like to alert the board to the safety concerns I have regarding Sandy Hook.

I do not want strange people in my yard, walking past my home, squatting in my home or decorating my house with graffiti.

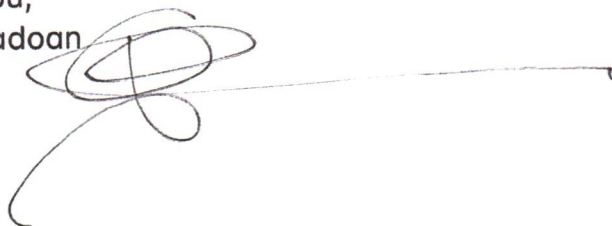
We are over run with strangers in our neighborhood and when confronted they get in your face are rude and nasty.

After hearing Mark Spegal speak at the annual meeting I am also concerned with the inevitable further increase of random strangers walking on our private streets

I have lived many places in the world and I have never in my life wanted to live in a gated community. However, I see an urgent need for a front gate at the entrance to Sandy Hook. The need for a front gate is a safety issue. There are many Sandy Hook residents who are neutral on the gate issue so they are not interested in voting one way or another, these people are never taken into account. Very few neighbors would deny those of us who are afraid a front gate.

I urge the board to to take my concerns seriously and respectfully.

Thank you,
June Shadoan

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

From: margarethomesales@gmail.com
Subject: SHA board letter
Date: May 27, 2024 at 4:26 AM
To: Bart Weiss troop180@mail.com



Hello board members,

I just wanted to share what i had attempted to share at the annual meeting.

One night I was next to my mailbox calling my cat a sizable well dressed group of people were walking by coming from the direction of the beach. Coming from that direction I assumed they belonged in Sandy Hook. They asked me what I was doing and I replied I was calling my cat they said they would keep a lookout and continued to walk towards the village.

Our home is not visible from the road so you can imagine my surprise and horror when while spray painting in my BACK yard 16-20 people converged upon me in my backyard from both directions! I was truly afraid for my life. They asked me if I found my cat. So then it registered with me it was that group I saw under the street light next to my mailbox. This didn't give me any comfort, I was home alone in a remote area where no one could hear me, see me, and I didn't have my cell phone with me. These people were in great shape and could easily overpower me.

They asked me if they could drive our cars which they passed on the way to the backyard ,they asked me if they could work for me for free, if they could go in our home they kept asking these questions then they noticed some of the plants in the backyard I was able to coach them into the front yard showing them plants and eventually to the road. Where I quickly excused myself. I reached my back door (front door was locked) once inside I could hardly breath or stand.

Oh btw they said they regularly are in Sandy Hook and promised to return and I had better have some work for them. A few months ago they came back into the Hook because at 2:00 AM Drew Brown was awoken by this same group I know because when he ask them who they knew they said Aunt Margaret of course they didn't know my last name.

I have not felt safe in Sandy Hook since and on top I find people too often in my front yard!

This neighborhood needs a gate there are gates all up and down ocean Blvd and they are not for decoration. Sandy Hook has too many valuable assets not to be gated we are used as a pathway to the beach as a racetrack to robinhood rental buggies, we have loads of loiterers and loonies loos, we r on the edge of the village so it is easy to walk l. And explore to too many. Our society has changed.

The board takes a vote on who does or doesn't want a gate we'll let me tell you their are a lot of people who are just indifferent so they don't vote some who are against it would not be opposed to a gate if it gave peace of mind and added safety to their neighbors, some are afraid first responders won't be able to get in the gate, some are concerned their dues will go up or there will be an assessment, others don't know about all the problems in the hook those on Rockwell and people who work most of the time don't encounter the problems. So simply voting on yes or no is not a fair informed vote. The board can put in a gate for safety reasons without a community vote that is how the Hook got speed bumps so please share this letter with the rest of the community along with all the travesties my neighbors have suffered.

Thank you,
Margaret Weiss

Sent from my iPhone