

King Management, LLC

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NOTICE OF ANNUAL MEMBERSHIP MEETING

SAND DOLLAR BEACH HOMEOWNERS ASSOCIATION

The Annual Meeting of the Members of the **Sand Dollar Beach HOA** will be held in person (at the Seascapes Golf club restaurant in Aptos, CA) as well as via ZOOM on **Saturday, February 7, 2026 at 10:00 AM**. The purpose of the meeting is for the Inspector(s) of Election to open and tabulate the ballots for the annual election of directors and any other matters contained on the ballot that has been previously mailed or delivered to the Members.

Join Zoom Meeting:

<https://us02web.zoom.us/j/85720149620?pwd=6pXu6SDUPfARC7G4M0T2x2kP25dvcz.1>

Meeting ID: 857 2014 9620 | Passcode: 200549 | One Tap Mobile: 1-669-444-9171

AGENDA - ANNUAL MEMBERSHIP MEETING

Call Meeting to Order / Establish Quorum

Financial Report

Election RE: Board of Directors, IRS Rollover Resolution, 2025 Annual Minutes - Ballot Tabulation & Announcement of Results

Open Forum

Adjournment to Board of Directors Meeting

AGENDA - BOARD OF DIRECTORS MEETING

Call Meeting to Order / Establish Quorum

Selection of Officers

Approval of Minutes (Board) - September 22, 2025 and October 27, 2025

Adjournment



Member, California Association of Community Managers

Your awesome
Townhouse committee!!

Dean Tognotti

Whitney Denson

Upper deck railing project

793 Beam repair

Parapet wall repairs

Carport Tile Roof

Gutters

Paint before new gutters / also power wash to extend life of the paint

Hand Railing experiment

Seawall repairs / ice plant removal

Insurance info from all owners

Pest control – changed companies to be more responsive to rodent control

Gas grills vs charcoal – suggest switching

Townhouses

Upper deck railing replacement

- Replacing damaged original chain link fencing
- New height to meet county code
- Clean design for maximizing views
- Consistent look throughout



GLASS TRIM

- 1 THICK
- 2" WIDE



BOTTOM
CLAMP
DETAIL
(no clamps
between glass)

Deck repair process

- Rot stop harder in the holes.
- Epoxy wood filler.
- Roll on waterproofing paint.
- Butyl tape on all the beams.
- Primed/painted siding along deck board line
- All new redwood deck boards,
- Side nailed for future refinishing



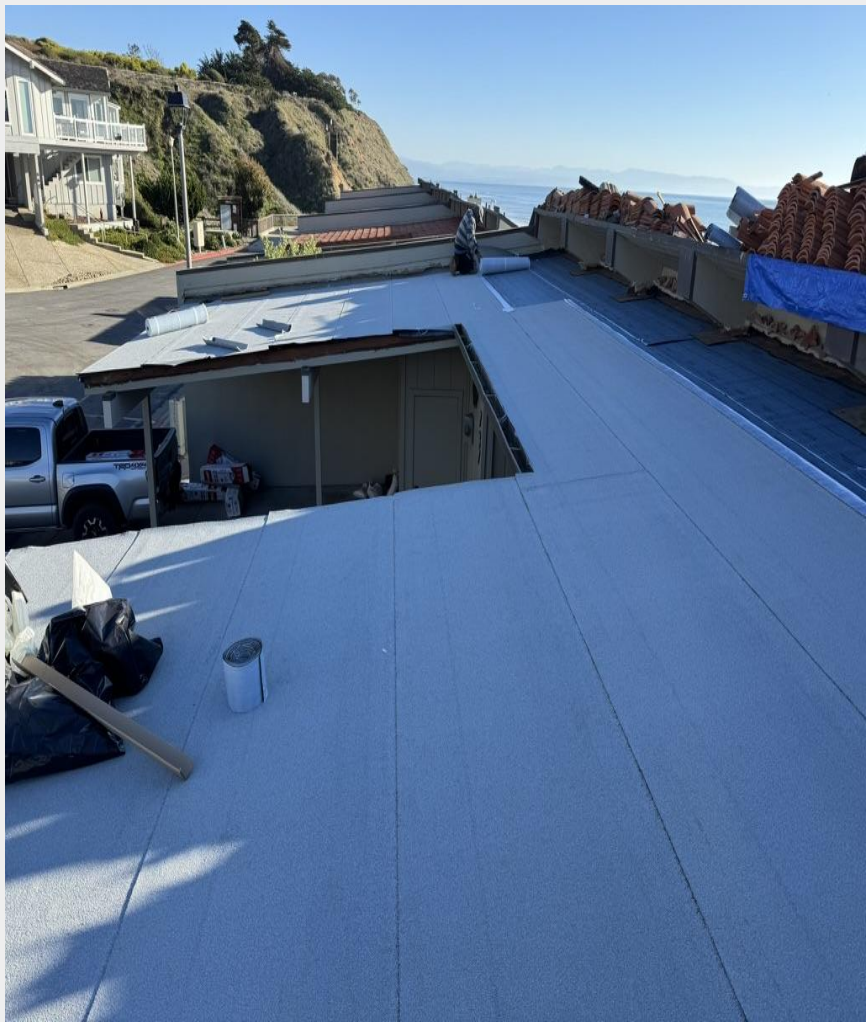


Carport parapet wall repairs

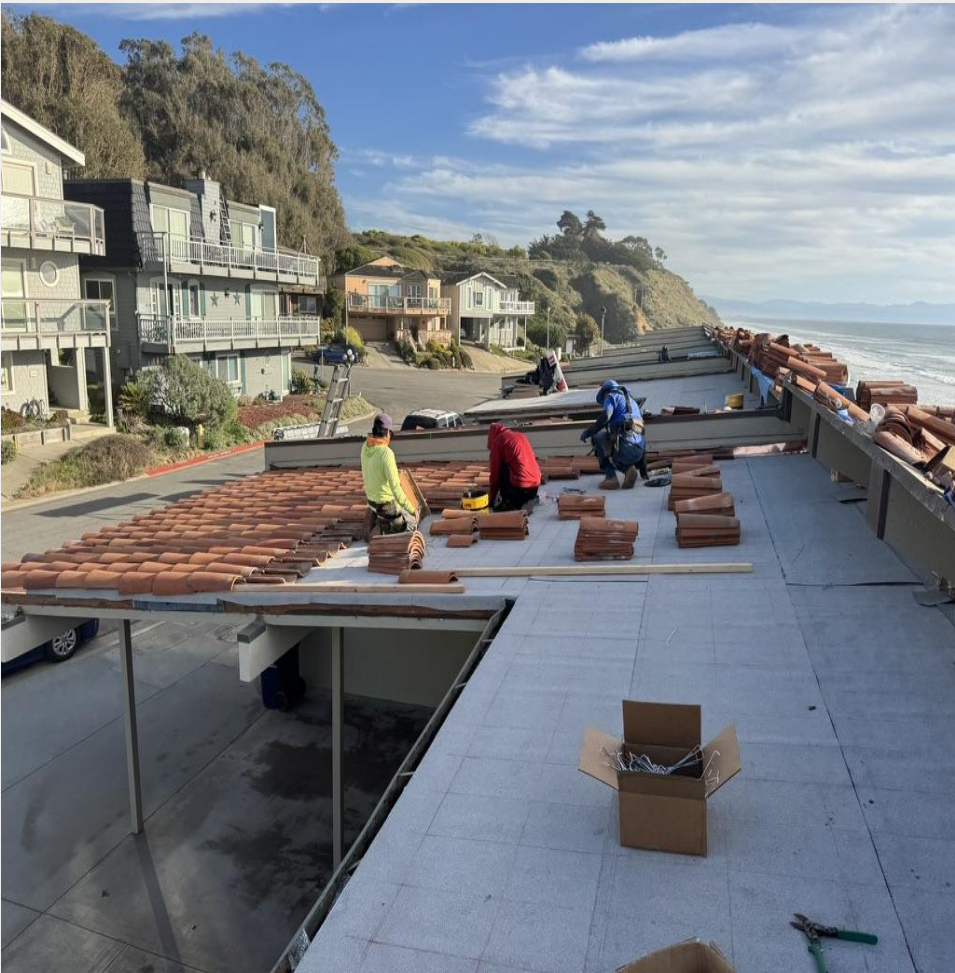


Carport roof replacement

- Removed all existing tile
- Replaced all waterproofing underlayment
- Repaired/replaced all new flashings along the walls
- Saved as many existing tiles as possible
- Purchased new as needed to match







Carport Roof Painting and Gutters





Gutters

Gutters

Gutters

downspouts

downspouts

NO
FIREWORKS





Hand railings



Seawall repair / ice plant removal





