

THE SANCTUARY COMMUNITY ASSOCIATION, INC.

Minutes of a Meeting of the Board of Directors March 15, 2007

Members Present:

Tom Cernera
Christin Hards
Bill Tidwell
Stewart Williams
Alycia Wood
Michael Woodman

Members Absent:

Bettye Howard

Other Participants:

Chris Anderson, Don Asher & Assoc.

Open Forum:

- Heirloom Rose Place resident requested item for agenda and pollution in street, resident parking vehicle in street and leaking oil stained street
- Heirloom Rose Place resident received violation letter on dated January 7, 2007 for not paying due by January 1, 2007; requested info on 18% late fee
- Terrence Reid addressed cycle of violations
- Resident noted security guard that is not asking for ID's at Amenity Center
- Bob Howard noted sprinklers on Hawk's Reserve island stay on for hours
- Resident at intersection of Mandarin Orange/Heirloom Rose Place noted that drivers are not stopping at intersection and speeding is an issue

OFFICIAL MEETING

M. Woodman called the meeting to order at 7:05pm. A quorum was confirmed.

Proof of notice of meeting posted was verified.

Minutes of February 15, 2007 meeting were reviewed. T. Cernera motioned to approve minutes. A. Wood seconded. Motion carried 6-0

COMMITTEE REPORTS

TREASURER'S REPORT

S. Williams noted that payments in arrears does not exceed 90 days. S. Williams looking for change in line item for security equipment and requested updated statement from C. Anderson. S. Williams is investigating accounts with AmSouth and Insight to see if we can get better yield on reserve fund. He noted that Colonial Bank is a great bank and one of the few that offers coupon books and online

payments as a service. S. Williams also requested review of minutes from Developer to verify 18% per annum late fee.

LANDSCAPE REPORT

C. Hards distributed copies of minutes of recent meeting along with a spreadsheet comparing contract proposals from Valley Crest and Grasshopper. The Landscape Committee is focusing on some upgrades at the Amenity Center. C. Hards noted that Clock B had to be replaced and the committee agreed that the lantana on Sanctuary Drive and around Amenity Center needed to be removed. The committee is also reviewing work on the ponds which is currently serviced through Aquatic Systems. They are pursuing an oxygen test and then possible quotes on stocking tilapia in ponds and even a filtration system.

ARCHITECTURAL REVIEW COMMITTEE REPORT

T. Cernera noted requests have been submitted for cutting down trees in conservation area and all requests have been denied. T. Cernera is still working on project for standardized signage in the community. He distributed possible samples of realtor signs that could be made for the community. He also generally reviewed requirements for ARC applications by residents.

COVENANTS COMMITTEE REPORT

T. Reid addressed issue with 'no soliciting' signs in neighborhood. The committee is also looking into requiring residents to use garbage cans. Right of entry was also discussed as remedy for violations.

A. Wood noted action items for attorney

- Letter sent to LLC (copies were distributed before meeting via email)
- Notice about conservation areas

Sharks & Minnows paperwork was reviewed. Certificate of Insurance is incomplete and we need to obtain new certificate with the HOA listed in bottom left corner as Certificate Holder. We also need to submit waiver to Sharks & Minnows for release of liability. Chris has form of waiver we can use and then request updated certificate.

T. Cernera addressed fence issue with residents on pond at Heirloom Rose Place and Hammonds Ferry. Certain residents requesting removal of 6' fencing and replacing it with 4' side panels. Discussion ensued.

B. Cernera requested bulletin board for posting information outside of Amenity Center. Chris to forward samples and quotes to Board for review.

B. Tidwell suggested steel posts and steel gate for entrance to pool. Current posts and gate are not sturdy enough. Chris to provide estimates to the Board for review.

T. Cernera motioned to adjourn meeting at 8:55pm. C. Hards seconded. Meeting adjourned at 8:55pm.