

**Sanctuary Homeowners Association, Inc.**

**Board of Director's Meeting**

**May 24, 2007**

**Open Forum: 6:30 – 7:00 P.M.**

- Residents expressed concern regarding the debris currently on the open track of land on Heirloom Rose Place, west of Sanctuary Drive.

President, Michael Woodman informed that Crosswinds has not signed this land over to the HOA. However, the resident claimed they saw evidence of a “Quit Claim” being filed and it stated the value of the property to \$1/\$10. Mr. Woodman advised the Attorney to investigate.

- Resident asked when the landscaping around the extended playground would be completed, and asked for additional trees to act as a sound and visual barrier to the playground.

Landscape Chair, Chris Hards reported the following:

- I. Committee decided that although it is our intention to continue the shrubs around the fence, plant trees for shade and some trees to block the view to the playground from the homes behind it, we felt it would do little to improve the view for years to come for the following reasons.
  - II. The homes are situated much higher than the tops of new trees we would plant, and it would take at least 2 years for them to offer much in the way of screening the view.
  - III. We're also very uncertain as to how much of a noise barrier they would ever be.
  - IV. We also spoke with one homeowner there, who said the noises coming from the playground are rarely noticeable, but rather reluctantly agreed that the noise coming from the soccer field is disturbing at times.
  - V. The committee decided that because of time and financial constraints we needed to consider the areas of concern that are really an eyesore in the community and have already been waiting for attention for over one year.
  - VI. We'd like to assure that it will not be forgotten and will certainly be addressed in 2007.
- A homeowner informed that the tennis court nets were in disrepair, and Stewart agreed to assess them.

- Residents continued to express concern over how long it takes to rectify residents/owners' neglect of their landscape. Michael Woodman informed that the HOA follows Florida statutes.
- Resident informed that a home on Lot#462 has begun construction of a pool and landscaping. Tom Cerna informed that no ARC approval had been issued for Lot#462.

**1 & 2.** President, Michael Woodman called the meeting to order at **7:15pm**, and a quorum was confirmed.

**Directors Present** was President, Michael Woodman, Treasurer Stewart Williams, Tom Cerna and Christin Hards.

**Absent** was Property Manager, Chris Anderson, Vice President, Alycia Wood, Secretary Betty Howard and Bill Tidwell.

**3.** Proof of Notice was posted and verified.

**4.** Tom Cerna MOTIONED to accept the April 2007 Minutes, SECOND, Christin. MOTION CARRIED with the following corrections:

- I. Treasurers Report. "\$227,000" to be changed to "\$2,700".
- II. New Business – Signs, "financial obligations quote" to be changed to "financial quotes to be obtained".
- III. Landscaping Report:
  - 2<sup>nd</sup> para., "flowers" to be replaced with "replanting"
  - 3<sup>rd</sup> para., change "Grasshopper to provide three change outs per year" to "Grasshopper provided Amenity Center replanting proposal of \$8265. Chair Christin Hards asked for approval of the amount not to exceed \$8,700.00 (5% more than the quoted amount to cover any irrigation work needed @ the site). The Board approved the motion unanimously."
  - 7<sup>th</sup> para. Re: enhancement of Mandarin Orange. Change "(6-7 feet tall)" to "(6-7 feet of trunk resulting in 11-12 feet of overall height)".

**5. Financial Report**

Stewart reported that the current operating budget was \$175,945, 1.5% increase, Reserve Capital was \$309,081.84, 4.75% increase, and budgeted expenditures currently had a positive variance of \$50,168.59.

Stewart also informed we have increased our net cash flow through the reduction of delinquencies, and that assessment income was up to date.

\$17,500	Outstanding
13,838	90 days
6,830	60 days
3,130	30 days
5,500	current assessments

## 6. Old Business

### A. Action Item List

1<sup>st</sup> Item: the word “debris” should be changed to “shrubby”.  
Chris Hards reported that this has been done at Open Meadow Loop

6<sup>th</sup> item re: Alcohol Use @ the Amenity Center. All agreed to check with our insurance carrier. If no coverage, than there should not be an allowance.

7<sup>th</sup> Item: re: swim lessons has been completed

10<sup>th</sup> Item re: standardized signage (REALTOR signs).

Tom Cerna reported that after contacting several potential vendors, a design was finally decided upon. The cost will be comparable to what REALTORS commonly spend on signage (approximately \$100). Tom provided a sample sign and informed the black signs would be mounted on black mailbox posts with the Sanctuary’s name and logo and would allow for 4 additional lines of type. A container for the spec. sheet would be attached to the back and the signs would be reusable depending on content. Tom MOTIONED to adopt the new signage, stipulating that all existing homes for sale would be given 60 days to replace the old sign with the new, and that new homes coming on to the market would be required to have the new signs posted as of June 1, 2007. SECOND, Stewart. MOTION CARRIED

15<sup>th</sup> Item re: Web Site

Christin Hards reported that Eric Hards was still waiting for additional information and actions from Craig Tidwell.

18<sup>th</sup> Item re: New Landscape Vendor. Michael Woodman reported that a new landscape vendor, Grasshopper had been chosen, and the motion was unanimously passed.

19<sup>th</sup> Item re: Carpet Cleaning has been completed, per Nikki.

21<sup>st</sup> Item re: Clarification of ARC Guidelines has been completed and submitted to the Board members for review and have been approved.

23<sup>rd</sup> Item re: Flooding of Tennis Courts. Christin Hards informed that Grasshopper has been asked to double check the irrigation timer to be sure the flooding is not only due to over-watering and then quote on a drainage pipe channeling the water around the left side of the tennis courts.

24<sup>th</sup> Item re: electrical issues @ the Amenity Center. Nikki informed that the lightening rod installed at the amenity center is inadequate for the size of the building. Replacement of this equipment was in the range of \$3000.

**B. Legal Update (liens, violations, etc.)**

138 late notices were sent (some were developer owned)  
16 intent of lien notices (overdue assessments) were sent

Stewart noted that typically legal fees are recovered with the proceedings.

**7. New Business**

Michael Woodman reported that he has a quote of \$738.05 to replace the running belt for one of our life fitness equipment pieces. Tom Cernera MOVED to approve the funds needed for repair. SECONED by Christin Hards, MOTION CARRIED.

**8. Committee Reports**

**A. ARC Committee**

Tom Cernera informed that in the last month there were 13 applications, 11 of which were approved and 2 rejections. There were no applications for fences on ponds. Most applications were for pools and screens

Michael Woodman asked the Board to vote to replace the 6 foot fences of the 2 affected properties (one on H.R. Place and the other on Hammonds Ferry), with 4 foot fences, stipulating that the fencing must match the existing 4' picket currently installed along the pond.

The VOTE was TIED. The subject was tabled till all the board members were given the opportunity to vote.

**B. Covenants Committee**

No report

**C. Landscape Committee**

Chris Hards reported the following accomplishment:

- Chose new landscaper
- Got Amen. Ctr. Project has been completed
- Lorepelum on Sanctuary Dr. has been planted
- Clock on the Island in Hawks Reserve has been repaired & lawn is recovering nicely
- Lawn on Mandarin Orange, is recovering nicely as well.

A high priority is Magnolia Place monument.

- Bricks are missing on the monument
- Lettering is missing
- Light has been broken out – probably because kids like to hide in there and do who knows what (need to plant something like roses with lots of thorns in there)
- Needs new plantings – and Grasshopper has been asked to quote

Christin also reported that the next annual change out was discussed and the committee decided that the plantings would be predominantly Vinca, as it is a drought tolerant plant and the deer don't like it. Coleus would possibly also be planted but deer do eat it, so we're waiting on advisement from our landscaper.