

THE SANCTUARY BOARD OF DIRECTORS  
MEETING – September 20, 2007

OPEN FORUM 6:30 P.M. – 7P.M.

- Status of Lift Station Wall? Do something to cover it up, it's an eyesore.
- Update on Parking on Street – 6-7 Cars parked at one home on Safflower. Some are Parked against traffic.
- Gym Facility at Amenity Center – Overcrowded between 8:00-9:00AM. Suggested a "Sign-in System" at machines with 15 minute intervals.
- Pot Holes – Broken Pavers on Mandarin Orange and Heirloom Rose. Chris Anderson will get estimate on repairs.
- East Entrance Monument – Monument broken
- Oviedo Police Dept. visible – Bike napper caught.
- Traffic Flow – Police should look at traffic flow – Drivers are cutting through community at Manderin.
- Stop Sign at Mandarin and Traffic Light at 419 and Sanctuary Drive.
- Lettering for Village Signs – An "Eyesore".
- Kiddy Fountain Sprinkler – A bid will be submitted.

The meeting was called to order at 7:00 p.m. Michael Woodman, President, presiding; Quorum established; All members present; notice of signs posted in a timely fashion. A. Woods motioned to accept the minutes, Seconded by B. Tidwell. Motion carried.

FINANCIAL REPORT T. Cernera

Total Income on Par

- YTD - \$7,000.00
- Delinquencies – over \$8,000.00
- Over 90 Day – Receivable Good
- Over 60 Day - Increasing

Glitches in Operations:

- Transfer of Landscaping Companies
- Devcon Security
- FPL Utility Bill Higher - \$37,503.00

OLD BUSINESS

Legal Updates – Letters of Accounts sent to Attorney. Right of entry, 15 days remaining.

NEW BUSINESS

Presentation submitted by Sundeck and walk-through of areas to be restored.

1. Lift Station Options

- Repair Area (Warranty, 1 year w/Crosswinds)
- Concrete Block with Stucco
- Chain Link Fence

II. Lift Station Options - Continued

- Use HOA Funds – Add to list w/Crosswinds
- Give HOA Money and we pay the difference – Cost \$20,000.00 a lift station. Dimensions 40 Feet

III. •Cover Areas with tall plants

- Get Quotes: Concrete w/Stucco, 6 Ft Black Wrought Iron Fence, Chain Link Fence and Stone Columns.
- Chris Anderson will get 3 proposals – Re-evaluate in 2 Weeks.
- M. Woodman will send letter to Counsel Slaten regarding lift station.

Settlement Authority for Leigh Mediation:

M. Woodman will attend mediation on October 31, 2007.

COMMITTEE REPORTS

V. Williams – Seminar Report

How to form an LLC - \$35.00 for CD, \$329.00 for Book

T. Cerner – ARC

Committee has pulled back on fence regulations placed in guidelines. Covenants are unclear. We must have 33% of residents to approve new guidelines. Every section of Covenants must be amended and made clear.

Attorney should review final draft that the Board recommends for vote.

Chris Hards – Landscape

•Adding shrubs around playground and continue hedge along the fence of the playground is no longer considered since this will not reduce noise and only block view of the pond.

•Trees to block playground under investigation.

•Irrigation over Budget

•Pump repair \$288.00 – 5-10 year lifespan

•Valve Work \$900.00 -Did check list of repairs to be done.

QUOTES –

•Re-stake thirty six (36) Trees - \$988.00 – C. Hards motioned to restake 36 trees \$988.00, V. Williams seconded. Motion Carried 7-0. Line 08010 Miscellaneous Grounds Maintenance.

•Magnolia Place Monument Landscaping – \$1500.00. C. Hards motioned to do re-landscaping repairs for \$1500.00. B. Tidwell seconded. Motion Carried.

•Re-doing annual beds – making smaller.

COMMUNITY EVENT – FALL FESTIVAL – October 27, 2007

Bettye H. motioned to allocate \$1,000. To fall festival, seconded by B. Tidwell, Motion Carried 7-0. Line 09510

CHRISTMAS PROPOSAL –Barbara Cernera

\$4,550.00 – Wrap Center Trees, add Wreaths. Decorate both entrances and Amenity Center. Will begin Nov. 18-19, 2007 and complete by Thanksgiving Eve Nov. 21, 2007.

V. Williams motioned to accept the proposal of \$,500.00 for decorations and A. Woods seconded, Motion Carried 7-0.

T. Cernera motioned to allocate \$200.00 for Christmas Breakfast. B. Tidwell seconded, Motion Carried 7-0.

FAST SIGNS

Lettering Repair on Brick Walls – C. Hards motioned to have Fast Signs repair lettering not to exceed \$2,700.00. A Woods seconded, Motion Carried 7-0. Line 08010

SECURITY

•Insurance Deductible \$5,000. Amenity Center sustained \$8,500.00 of damage due to lightening.

•Parking Lot needs to be re-done. Will get bids on Striping and patchwork.

•Access to Tennis Courts – Must use Key.

•Obtain bid to pressure wash pool area.

•Street Signs – City will not replace large signs. Will check with City of Oviedo on small signs.

A. Woods motioned to adjourn meeting, B. Tidwell seconded. Meeting Adjourned at 9:44 P.M.

Handouts:

August – Monthly Financial Report

Amenity Center Security Recommendation