

**The Sanctuary Community Association, Inc.  
Board of Directors Meeting  
September 24, 2008**

**The Sanctuary Clubhouse  
7:00PM**

Board Members in Attendance: Alycia Wood, Valerie Williams, Bob Howard,  
Christin Hards, Barry Rowe and Brent Hidde

Board Members Absent: William Tidwell

Pinnacle Staff in Attendance: Anne M. Smith, President  
Danielle Corrado, Non-Compliance Coordinator

**6:30PM Public Comment**

**Paul Brodsky** of 3863 McGuirk Court addressed the Board regarding a recent fining letter received for an unapproved playset on his property. Mr. Brodsky stated the Builder gave him permission to place the playset in its current location back in 2006. Valerie said she informed the homeowner that he should speak with Dr. Woodman regarding the procedure to request a variance as the location of this playset violates the Sanctuary Community Standards. After presenting his case, the Board advised that Ms. Brodsky should address Covenants Compliance Committee which was scheduled to meet the following evening at the Clubhouse.

**Kay Petruzzi** of 4069 Safflower Terrace inquired as to the status of the Neighborhood Watch as well as the No Trespassing signs. Both are in Committee for consideration. Appropriate placement of these signs will also be discussed (preferred placement would be to add them to existing post). Also the issue of adequate electricity for the holiday décor was discussed. There were issues last year and the electrician recommended additional outlets at each monument to accommodate the increased demand. This work must be done by a licensed electrician. Kay stated she would assemble appropriate bids.

**Jane Hertz** of 3756 Heirloom Rose Place raised several issues of concern:

- How does a resident present an item to be acted upon by the Board?
- Community Standards listed on the association website indicates the document is a “DRAFT”. Homeowners should not be bound by a document which is still in Draft form.
- Owner feels the house numbers recently painted on her curb are necessary for safety reasons. Emergency vehicles have twice passed her house in daylight as they couldn’t see the house numbers. Homeowner was reminded that any changes need to be approved by the ARC before they are implemented.

- Speed Bumps: Since speed bumps are not likely to be implemented, homeowner requested the Board ask for more frequent tours by the police department. Also requests a Stop Sign at Safflower.
- Suggests Covenants Corner should state frequently abused issues so that owners are more aware of requirements.
- Website: The date of this meeting was not properly posted on the website. Also the Calendar needs to be updated. Owner stated she has, in the past, submitted inquiries via the website but did not receive a response.
- Meeting Signs: Signs are not legible from the street. Requests they be updated with larger print.

Alycia Wood responded that any inquiries submitted via the website will be responded to within 24 hours. The newsletter is prepared by one individual with input from several Board and Committee members. She felt the suggestion regarding including frequent violations to the ARC in the Covenants Corner was a good idea. Mr. Williams, who prepares the Covenants Corner, said they try to include as much information as possible.

Meeting was called to order at 7:03PM by Alycia Wood. Meeting was properly noticed and quorum verified.

Alycia Wood introduced the new property manager, Anne M. Smith, Licensed Community Association Manager (LCAM) and President of Pinnacle Property Management, as well as Danielle Corrado, Non-Compliance Coordinator with Pinnacle, to the gallery. Ms. Smith provided her contact information via brochures and business cards available at the clubhouse.

Motion was made by Bob Howard and seconded by Christin Hards to accept the minutes from the August 24, 2008 Board of Directors meeting as written. Motion carried unanimously.

Alycia Woods cited the importance of diversifying the assets of the association to protect these monies from the FDIC limit of \$100,000.00. RBS Centura Bank offers a program called CDARS which provides the diversification needed to protect the association funds. Management will forward information regarding this program to the Board for their review and comment.

August 2008 Financials, as submitted the day of the meeting from CMS, were reviewed. Brett Hidde commented that the Hurricane Insurance line item is supposed to be funded at \$100,000.00 as that is the amount of the deductible. Management will investigate the procedure for funding the remaining \$3,076.65.

## **NON-COMPLIANCE**

The current Non-Compliance report was reviewed by the Board. Management requested clarification regarding certain violations, i.e. flagpoles, benches, flowerpot hanging from mailboxes, landscape rocks and basketball hoops. All of these items must receive ARC approval. In the absence of said approval, these items are in violation.

4017 Heirloom Rose Place: Blue paint sprayed on garage door trim. Management was instructed to proceed with monthly fines up to the limit of \$1,000.00 in the absence of correcting this violation.

## **MONUMENT REPAIRS**

The Board reviewed the Fast Signs Quote #H-31190 for \$1,637.84 to replace all the letters at Crane's Roost, Eagle's Nest and Falcon's Ridge, as well as the "v" in Heron's Reserve. Discussion involved the excessive cost to the association resulting from repeated vandalism to these monuments. Motion was made by Bob Howard and seconded by Barry Rowe to accept the proposal on the condition that this proposal includes stud-mounted letters (previously done with only adhesive) mounted with commercial grade silicone for added adhesion. Motion carried unanimously.

## **ACTION LIST**

- Board reviewed the correspondence from the association attorney regarding verbiage for No Trespassing Signs at the Conservation Area. Considering the extent of the verbiage required, and the elongated process involved in any possible prosecution, the Board decided to table this item until such time as the subject warranted further action.
- A "No Trespassing Sign" was, however, approved for Safflower. Check association documents for proper signage requirements.
- Developer Lawsuit: Management advised Association Attorney Thomas Slaten advises that the principals are located in California. Board was to consider whether they preferred Mr. Slaten incur travel costs to depose those individuals, or have him select an attorney in CA to conduct the deposition (routine questions). Board discussed options and advised management to obtain the following information:
  - What is the likelihood of a successful outcome?
  - What is the cost of having an attorney in CA depose these individuals?
  - What is the projected timeline for completion?
- Commercial Pool Repair: Management is investigating suitable vendors to perform leak repairs during the Fall of 2008.
- New Pool Pump is operational and the pool has been re-opened. Final payment to be withheld pending receipt of original pump (7-10 days) which will be stored for possible parts/repair at a later date.

## **PROPOSED BUDGET REVIEW**

Board members reviewed the proposed 2009 budget prepared by Brent Hidde. After discussion regarding possible modifications to formulas used to produce the proposed budget, the Board decided to have Alycia Wood, Brent Hidde and William Tidwell review the proposed budget and create a more streamlined version more in keeping with the current budgetary outlines.

## **MISSING STREET SIGNS**

Further investigation is necessary before proceeding with the proposal for replacement street signs. Need to clarify if the replacements signs should include scrollwork. Management will advise.

## **COMMITTEE REPORTS**

- **ARC:** Committee meets tomorrow evening in the clubhouse to review all pending applications.
- **FINING:** Committee Chair unavailable for comment at this time. However, Management reported all fining letters approved by the Committee have been sent out.
- **LANDSCAPING:** Association Landscapers appear to be performing within accepted guidelines. Kay Petruzzi obtaining proposals for upgraded electrical service for holiday décor.

There being no further business to conduct, motion was made by Bob Howard and seconded by Larry Rose to adjourn the meeting at 9:17PM. Motion carried unanimously.