

The Sanctuary Homeowners Association
Board of Directors Meeting
October 18, 2007

Open Forum 6:30 – 7:00 PM

1. Status of Wall

Options:

- Get quotes on a Chain Link Fence
- Rebuild As Is
- Stucco wall - Crosswinds will pay a set amount. HOA will pay difference
- Wrought iron fence - plant shrubbery around it.

2. Status of claim w/ crosswinds proceeding.

3. Three houses on heirloom rose with furniture in front yard.

4. When will transfer to new management company take place?

- Three e-mails to C. Anderson, no response.

Status on new management company as summarized by M. Woodman – President

On July 7, 2007, the Board voted to terminate our contract. Asher tried to sway away at meeting on August 7, 2007. The letter was mailed regarding termination, proper procedures were followed. As of October 31, 2007, contract will be terminated.

C. Anderson is absent tonight because he is “too sick”. He has many items pending. He stated that with the exception of ride list, he needs more time. Fortunately Don Asher and associates are done. The old management company has two weeks to turn over records to the new management company. A year end audit will be conducted. The new management company will sign the contract on November 1, 2007.

5. Lift Stations – No quotes, why are we bothering to place anything else if Alafaya will maintain.

6. Broken Wall – Quote from Grasshopper to plan vibernums 2450.00 for twenty (20).

7. Homeowner on Heirloom Rose was insulted by language used in a letter from Management Company regarding too many cars parked on the street overnight.

The meeting was called to order at 7:00PM. President M. Woodman presiding. A quorum was established.

Present: M. Woodman, A. Wood, T. Cernera, B. Howard, V. Williams, B. Tidwell.

Absent: C. Hards.

Notice of meeting was posted in a timely fashion.

A.Woods motioned to accept the minutes with the following corrections. Seconded by T. Cernera.

Corrections

- A. Woods; to read A. Wood
- Committee Reports
 - Seminar attended by V. Williams
 - Items Presented Should Include:
 - CD \$35.00
 - Book \$329.00
 - Shared Pamphlets

ARC – We must have a minimum of 33% to approve (required by Statutes). The HOA:s current covenants, read we must have 75% of homeowner’s approval of covenants.

Deleted: New

Deleted: should

Christmas Proposal

V. Williams motioned to accept the proposal of \$500.00 for decorations, should read “\$4500.00 for Christmas decorations”.

Treasurer’s Report

September - \$75,384.00

Budget Ahead - \$800.00

Collection of Assessments, behind

Uncollection down \$13,000.00

Reserves Growing – YTD \$63,500.00

Positive Cash Flow - \$15,000.00 credit from Devcon (Thanks to A. Wood)

It is time to engage an accounting firm. Suggest we use last year's firm.

Old Business

Review Action Item List

September 17, 2007, Letters have expired.

Status on Homes

- 4010 Freesia Court
- 3488 Gerber Daisy Lane
- 3480 Gerber Daisy Lane (Vacant)
- 2864 Spring Heather Place

M. Woodman will speak to attorney to proceed.

October 2, 2007 - Attorney receipt of letter of termination and mediation.

October 31, 2007 – Crosswinds rejected to repair anything.

Lift Stations

K. Davis to provide quote.

Staking Trees

Grasshopper will be done by week of October 21, 2007, using a new kind of adjustable stake.

Parking Lot

820 square feet to strip, pave and repair. Engineered homes did not seal.

Three vendors, one did not show up.

B Tidwell motioned to accept bid for parking lot as quoted by Asphalt Preservation System for \$4690.00. A. Wood seconded. Motioned carried 6-0.

B. Tidwell motioned to contract Brighter Orlando Pressure Cleaning to pressure wash pool areas. \$872.00 or not to exceed \$1000.00. Seconded by A. Wood. Motioned carried 6-0.

B Tidwell will ask new management company to look at walls.

V. Williams presented check for reimbursement for conference attended. (Given to Kevin Davis to deposit in HOA account.

Security

B Tidwell presented proposed hours for office staff and security at amenity center using Oviedo Police Department. Security will cost \$52,624.00 per year.

Office Staff

Monday – Saturday 11:00AM – 4:00PM

Oviedo Police Department

Monday – Saturday 4:00PM – 10:00PM

Sunday – 1:00PM – 4:00PM

M. Woodman motioned to accept B. Tidwell's proposal for the amenity center's hours by office staff and Oviedo Police Department. Seconded by B. Tidwell. Motion carried 5-0.

The new schedule will be effective after the end of the contract with laws.

Street Signs

Management company will be getting bids.

Kiddie Fountain

Quote of 3070.00 to repair. Replace motor and move equipment. Recommendation, wait until Spring, 2008.

Nations Fence

Disgusted with work – Very Poor Performance.

Tennis Court

Useable; Needs repair. Bid to resurface over \$7000.00. Delay until next year.

New Business

T Cerena 2008 Budget Proposal – We have \$1700.00 in interest. What can we do with our equity. Review budget give feedback.

Landscaping – C. Hard Chairperson

Hawks Reserve

A Wood motioned to repair hawks reserve \$1229.00. T Cerna seconded. Motion carried
Line 8310

Newsletter - B. Cernera, Chairperson

Ads will be low this issue – deadline November 1, 2007

Security Financials

Review Budget and try to find money to fund new security contract

M. Woodman motioned to adjourn meeting T. Cernera seconded. Meeting adjourned at 9:14 PM

Handouts:

September 2007 – Monthly Financial Report

2008 Proposed Budget with Treasures Recommendations