

**The Sanctuary Community Association, Inc.
Board of Directors Meeting
October 29, 2008**

**The Sanctuary Clubhouse
7:00PM**

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

Board Members Absent: Barry Rowe

Pinnacle Staff in Attendance: Anne M. Smith, President

6:30PM: Public Comment

Nancy Evans of 4231 Heirloom Rose Place addressed the Board regarding contaminated water issues facing Walker Elementary (and surrounding areas within Chuluota). Ms. Evans is involved with a coalition of individuals who are very concerned regarding the ill-effects of this situation. She left a packet of material with the Board delineating historical data and communications with numerous local and state governmental officials on this subject. The Board suggested she write an informative article for the next newsletter.

Meeting was called to order at 7:02PM by Alycia Wood. Meeting was properly noticed and quorum verified.

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

Motion was made by Valerie Williams and seconded by Bob Howard to authorize Alycia Wood to move 50% (\$225,000) of the funds currently in the Fifth Third Money Market Account and deposit that in a Money Market account at Regions Bank. Motion carried unanimously.

Valerie Williams requested PPM send her copies of the 13 Fining Letters approved at the 10/13/08 Fining Committee Meeting.

It was noted that a number of the street sign and light poles in the community, particularly those near the second entrance, have become marred by the string-trimmers used by the landscapers. The Board requested Management secure a bid for repainting the bottoms of these poles as well as making the landscapers aware to be cautious in these areas. Management will provide a quote at the next meeting.

2009 BUDGET PREPARATION

The Board reviewed the current proposed 2009 Budget. Several line items were discussed and adjusted to comply with budgetary guidelines. A proposed budget will be mailed to all members in preparation for the Budget Meeting in November.

NON-COMPLIANCE

2850 Spring Heather: (Corner Fence): The Board feels that this issue is past the statute of limitations (three years) and should be considered approved. Management should place a notation in the owner's file that the fence is approved.

3575 Heirloom Rose Place: Since the owner has yet to submit an ARC application for the unapproved playset (which would be approved if the proper paperwork was submitted). Alycia instructed Management to reopen this case.

4021 Safflower: Move to Pending Section

2875 Safflower: Will be determined at the ARC meeting on 11/13/08

COMMITTEE REPORTS:

- Christin Hards stated she would review the issues being caused when the sand from the volleyball court continuously ends up in the pool and causes mechanical problems with the filter. The Landscape Committee will consider removing the sand and replacing it with sod.
- She also has received a quote for **concrete curbing** to border the landscaped areas around the pool. Anne Smith will secure two more quotes to compare before a selection is made.
- **Landscape Lighting:** Current lighting is old and has not been well maintained. Motion was made by Brent and seconded by Valerie to approve the bid for \$2,200.00 to replace the landscape lighting around the perimeter of the pool. Motion carried unanimously.
- **Irrigation Issues:** Irrigation for the islands at Oxford is operated via battery-operated irrigation. Replacement proposal submitted for \$900.00. Motion was made by Valerie Williams and seconded by Bob Howard to approve \$900.00 to replace this irrigation. Motion carried unanimously.
- **Drainage Issues at Poolside:** Grasshoppers submitted a bid to repair the drainage issues. Motion was made by Valerie Williams and seconded by Bob Howard to approve \$6,500.00 for this project. Motion carried unanimously.

There being no further business to conduct, motion was made by Valerie Williams and seconded by Brent Hidde to adjourn the meeting at 10:05PM. Motion carried unanimously.

Respectfully submitted:

Anne M. Smith, LCAM
President – Pinnacle Property Management, LLC