

The Sanctuary Homeowners Association
Board of Directors Meeting
November 26, 2007

Open Forum 6:30 – 7:00 PM

The meeting was called to order by Dr. Michael Woodman at 630pm.

The October minutes were reviewed. There were two changes made. Alycia moved to approve with the two changes, seconded by Bill and approved unanimously. Kevin to make changes and submit in Board packets for December.

Kevin read the manager's report.

ADMINISTRATIVE

- Board to review October minutes
- Board to advise on administration of Developer Suit for Defects
- Recommendation for correspondence to residents regarding lawsuit
- ARB log provided in Board packets
- Board

FINANCIALS

- Financials enclosed through 10/31/07
- Board to discuss proposed 2008 Budget (Tom)

GROUNDS & MAINTENANCE

- Bill has asked that I have the 55 gallon barrel and box repaired where the trailer used to be
- Weather stripping project completed at clubhouse with exception of one piece (on order)
- The Board is to decide whether to proceed with the grounds lighting repair with Grasshoppers or CMS Maintenance man. (report enclosed)
- I have enclosed the latest irrigation inspection report.
- Asphalt Preservation Systems has not completed repairs yet. I spoke to Russ Parker, repairs to be made by 12/15/07, curing for 30-45 days, then seal and stripe in January.
- All meters have been repaired and are fully operational
- Tennis court nets were in need of cleaning (Bill taken care of?) – Is one still in need of replacement?
- Fountain – Quote enclosed
- Treadmill – Nikki coordinating repair.
- Sign Lettering – Fast Signs repaired sign lettering – still missing some letters. KD to coordinate with Fast Signs/Get "O"

- Board to review proposal for Aquatics Treatment
- City of Oviedo Execution of new letter re: Oviedo Fire Station

NON-COMPLIANCE

- The Board is to vote on proceeding against the following homes for violations
 - 4010 Freesia Cove – Lawn Maintenance
 - 3488 Gerber Daisy Lane – Installation of unapproved fountain & landscaping
 - 2864 Spring Heather Place – Pressure washing exterior of home
- Leith (3668 Heirloom Rose Place) – What is deadline (Dr. Woodman to advise)
- CMS, Inc. has completed its initial inspection of the community (report enclosed)
- CMS, Inc. will combine Sept “Ride list” by Don Asher with new list so not to duplicate 1st or 2nd notices.
- I am still in need of the 2 homes that do not have approval via Crosswinds for corner lot fences. (see letter from owner)

Landscaping

- Christin and Kevin rode property with Ryan of Grasshoppers.
- Ryan to provide price quotes
 - Refurbishment projects
 - Magnolia Place and Hawks Reserve refurbishment projects should begin this week.
 - See notes from Meeting

The manager’s report was accepted.

Financial/Treasurer’s Report

- Tom stated he is concerned with the outstanding accounts receivable. He anticipates a shortfall of 10,000.00 in receivables at the end of the year. He advised Kevin to stay on top of collections (currently \$96,000.00). Currently, the HOA is ahead of budget by \$8211.00. Tom stated by the end of the year, he anticipates the HOA ahead of but by \$50,000.00.

Non-Compliance – Valerie noted some basketball goals are now being stored away. Bette advised the Board the mailboxes are becoming oxidized and the paint is peeling. Kevin stated he will note on his inspections. The Board discussed lawns and how reclaimed water is irregularly available. Dr. Woodman stated he will be attending the City meeting on 11/27/07 which will discuss xerioscape options for homeowners within the City limits.

Old Business – Bill Tidwell stated he is trying to get stop signs installed at Mandarin Orange and Heirloom Rose intersection. There are currently downed signs on Heirloom which the city needs to re-install. Bill will make sure the City takes care of this. Bill stated that Tami Concepcion, City Traffic advisor, advised him the Sanctuary community is a top priority of the City’s.

The Board reviewed the old quote from Florida Water Features, Inc. – Quote #922 (\$1835.32) for fountain repair. Dr. Woodman moved to approve, seconded by Tom, and approved unanimously.

The Board discussed the lawsuit against Crosswinds for Developer Defects in the community. A memo was distributed from Tom Slaten of Larsen & Associates, P.A. outlining the procedure for obtaining approval from the membership. Kevin will bring a draft letter at the next meeting for the Board to review which will be sent to the residents advising them of the updates with the lawsuit. Quorum for such meeting is 10% or 75 families agreeing to pursue litigation. The Board agreed the target date for this meeting should be January. Kevin to get cost estimate from Larsen & Associates, P.A.

The Board discussed the previously approved bid of FastSigns for replacement/repair of façade letters to each village. The work has been completed, however, there are still some missing letters. Kevin to handle.

The Board discussed the need for lighting repairs around the clubhouse. There are currently only 2 operational lights. There were 2 proposals presented, one by CMS, Inc. Maintenance and the other by Grasshoppers. The Landscape Committee recommended to the Board approving Grasshoppers. Christin moved to accept the proposal from Grasshoppers at \$1600.00 maximum, which was seconded by Alycia and approved unanimously.

The lift station walls were discussed and 3 proposals were distributed for Board review to demolish and re-build. After much discussion, the Board agreed to contact Marc Goodman of Crosswinds and have then install black chain link. After installation, the Landscape Committee will review previously approved landscape packages to further screen the view from the roadway. It was noted there are construction defects in the driveways to the lift stations and Al Aiken Engineering report reflects this deficiencies.

The pond maintenance was discussed and the Board advised Kevin to meet with Aquatic Systems, Inc. and tell them of the Board and Landscaping committee's dissatisfaction. Kevin to provide report at next meeting.

The meeting was turned over to Tom for discussion of the 2008 Proposed Budget. Bill made suggestions to the followings accounts; Utilities, Fence Repairs, Exercise Equipment, Office Staff, Security and Special Projects. There were also changes to Bad Debt and Landscape Replacement Costs. Bette moved to approve the budget at \$1200.00/year per home, payable quarterly at \$300.00/quarter, seconded by Valerie and approved 6-0. (note: Bill left the meeting for travel)

New business – Christin was given the floor. The following proposals were discussed and approved unanimously

1. \$175.00 proposal for re-vamping 3 landscape beds
2. \$695.00 proposal for Landscaping Entry at clubhouse
3. Re-distribution of annuals at Crane's Roost & Eagle's Nest
4. Installation/Refurbishment of beds (\$1870.00) at Raven's Rook
5. Upgrading east entrance, three date palms, moving crepe myrtles, holly hedge, sod and relocating magnolias (\$9420.00)
6. Irrigation upgrades (\$18395.00) at Mandarin Orange entrance, raising heads, etc.)

It was noted there is masonry work that is needed at Magnolia Place, the East Entrance and Hawk's Reserve – Kevin to contact Seminole Masonry.

Alycia moved to adjourn the meeting at 9:30pm, seconded by Tom and approved 6-0.