

THE SANCTUARY COMMUNITY ASSOCIATION, INC.
Minutes of the Regular Meeting of the Board of Directors
800 Sanctuary Drive
December 15, 2015, 6:30PM

Open Forum

Open forum commenced at 6:34PM. Two Members gave input.

Call to Order

With no further discussion during Open Forum, Greg Monseliu called the meeting to order at 6:56PM.

Quorum and Proof of Notice

A quorum of Dave Baumann, Greg Monseliu, Melissa Debach, and Bryant Sensabaugh was established at 6:34PM. Dan Baker and Bryan Gartner joined at 6:56PM. Absent was Michael Woodman. Meeting notice was posted 48 hours prior.

Minutes

1. Moved by Greg Monseliu to approve the November 24, 2015 Regular, as presented. Seconded and carried unanimously.

New Business

2. Moved by Greg Monseliu to approve the Consent Agenda of:

- levy all proposed CC&R fines, to be confirmed by the Covenants Enforcement Committee,
 - suspend usage rights for any Member that: 1) has a balance greater than or equal to one quarter's assessments and 2) is greater than 90 days delinquent in paying a monetary obligation due to the Association,
 - progress delinquent accounts across the next regular meeting period through the established Collections Policy.
- Seconded and carried unanimously.

3. Moved by Greg Monseliu to amend the ByLaws as noticed and presented. Seconded and carried unanimously.

4. Moved by Dave Baumann to bonus Amenity Center staff through payroll. Seconded and carried unanimously.

5a. Moved by Greg Monseliu to reclass the Pool Furniture approval of 11/24/15 to Reserves Account 3704. Seconded and carried unanimously.

5b. Moved by Greg Monseliu to reclass the Pool Area Picnic Table expenses from Code 8005 as a Reserves expense, Code 3704; and also, to reclass the Playground Area Equipment expenses from Code 8007 as a Reserves expense, Code 3506. Seconded and carried unanimously.

6. Moved by Greg Monseliu to adjust the contract of Nexus Community Management, LLC, as presented. Seconded and carried unanimously.

Committee Reports

7. ARC – Steve Medin reported ARC results:

Dec 10, 8PM: Quorum (4/5) SM, RM, KS, BG: 36 Applications, 27 Approved, 5 Stipulated, 3 Declines, 1 Void

Next Meeting: January 14, 8PM. Application submission deadline January 11

8. Covenant Enforcement – Met Dec 2, 2015 (BG, KF). Confirmed fines levied at Nov 24, 2015 BoD mtg.

Focused Discussion

Moved by Dan Baker to close the duplicate reserve accounts (3710, 3711, 3713, 3714, 3715, 3716, 3718, 3706) and absorb current funding into their original reserve accounts, which have the same purpose (3505, 3507, 3602, 3603, 3604, 3605, 3703, and 3701 {respectively}). Seconded and carried unanimously.

Adjournment

Adjournment was announced at 9:06 PM.

Next Meeting

Members Meeting is January 26, 2016 at 7PM, location is the "Black Box Theatre" at Lawton Chiles Middle School, 1240 Sanctuary Dr., Oviedo, FL 32766. Next Meeting January 26, 2016 (Organizational). Next Regular Meeting is February 23, 2016, 6:30PM

Respectfully Submitted, on behalf of the Secretary,

Drew Pommet

Drew Pommet, LCAM

Nexus Community Management, LLC