

**THE SANCTUARY COMMUNITY ASSOCIATION, INC.**  
**Minutes of the Regular Meeting of the Board of Directors**  
**800 Sanctuary Drive**  
**July 28<sup>th</sup>, 2015, 8PM**

**Call to order**

Greg Monseliu called the meeting to order at 8:00pm.

**Quorum and Proof of Notice**

Quorum was established with Dave Baumann, Melissa Debach, Bryan Gartner, Greg Monseliu, and Michael Woodman – absent was Dan Baker and Bryant Sensabaugh. Meeting notice was posted 48 hours prior to the meeting.

**Agenda Addition**

Moved by Greg Monseliu to add to the Agenda an appeal from a Member relating to a fencing application denied by the ARC. Seconded and carried unanimously.

Moved by Dave Baumann to approve a variance for a fence extension on the left side of Lot 614, provided the fence is hidden from street view with shrubbery and provided neighbor consent is attained. With no second, the motion fell to the floor.

**Minutes**

1. Moved by Melissa Debach to approve the June 23<sup>rd</sup>, 2015 minutes, as corrected. Seconded and the motion carried 5-0.

**New Business**

2.1 Moved by Michael Woodman to reduce any open CC&R fines to the ledger. Seconded and carried unanimously.

2.2 Moved by Michael Woodman to suspend usage rights for any Member as established at the June 23<sup>rd</sup>, 2015 meeting, namely, a 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. Seconded and carried unanimously.

2.3 Moved by Michael Woodman to progress delinquent accounts across the next regular meeting period through the established Collections Policy. Seconded and carried unanimously.

3. Moved by Greg Monseliu to ratify the Action Without a Meeting "to terminate Myrna Camacho's contract effective June 30<sup>th</sup>." Seconded and carried unanimously.

4. Moved by Greg Monseliu to ratify the Action Without a Meeting "to approve the contract with AllClean for janitorial service effective July 1 with the option to begin service sooner should Ms. Camacho be unable to complete the month of June." Seconded and carried unanimously.

5. Moved by Greg Monseliu to select Michael Carney Holiday Lightning for the 2015 display. Seconded and carried unanimously.

6. Moved by Greg Monseliu to amend the Amenity Center Rules, adding a rule to the Amenity Center General section, which reads, "The Board of Directors, at its sole discretion, has the authority to waive the enforcement of alcohol consumption rules at certain designated events." Seconded and carried unanimously.

7a. Moved by Melissa Debach to not enforce the alcohol consumption rules from 6PM to 11PM due to the 2015 Brews and BBQ event, currently scheduled for November 7<sup>th</sup>, 2015. Seconded and carried unanimously.

7b. Moved by Melissa Debach to not enforce the alcohol consumption rules from 2PM to 7PM due to the 2015 Fall Festival event, currently scheduled for November 21<sup>st</sup>, 2015. Seconded and carried unanimously.

8. Moved by Greg Monseliu to approve UILC proposals 2487, 2488, and 2489 for west entry improvements. Seconded and carried unanimously.
9. Moved by Greg Monseliu to approve allowing Seminole County Elections to set up a polling station at the clubhouse with the option of extending the relationship if the election operation is successful. Seconded and carried unanimously.
10. Moved by Melissa Debach to discontinue the current newsletter format and include the newsletter with the quarterly statements beginning December 2015. Seconded and carried 4-1 (Woodman).
11. Moved by Melissa Debach to purchase seven tables for the pool deck. Seconded.  
Michael Woodman amended the main motion by inserting after the word purchase, “*six or*”. Amendment was seconded and carried unanimously.  
The amended main motion, to purchase six or seven tables for the pool deck, carried unanimously.
12. Moved by Melissa Debach to level access card pricing for homeowners and lessees. Seconded and carried unanimously.
13. No Action

#### **Committee Reports**

14. ARC: Steve Medin reported results from the July 9<sup>th</sup> Regular ARC meeting. Notice, Quorum 4/5 (BG,SM,RM,KS): 104 Applications, 92 Approved, 6 Stipulated, 4 Declines, and 2 Voided  
Next Meeting August 20<sup>th</sup>, 8PM, application submission deadline August 17<sup>th</sup>.
16. Social – Melissa Debach reported the Summer Splash is August 15, NNO is October 6<sup>th</sup>, Community Yard Sale is October 17<sup>th</sup>, Brews and BBQ is November 7<sup>th</sup>, and the Fall Festival is November 14<sup>th</sup>.
17. Alarm – Melissa Debach reported RFP drafted.
18. Landscaping – Met July 7<sup>th</sup>.
19. Covenant Enforcement – Mike Gemmati (Chair) reported the newly formed committee met July 14<sup>th</sup>.

#### **Adjournment**

Meeting adjourned at 9:38PM. Next regular meeting is meeting is August 25<sup>th</sup>, 2015, 7PM, in the Clubhouse (800 Sanctuary Drive).

**Respectfully Submitted, on behalf of the Secretary,**

***Drew Pommet***

**Drew Pommet, LCAM**

**Nexus Community Management, LLC**