

THE SANCTUARY COMMUNITY ASSOCIATION, INC.
Minutes of the Regular Meeting of the Board of Directors
800 Sanctuary Drive
November 24, 2015, 6:30PM

Open Forum Open forum commenced at 6:30PM.

Call to Order With no further discussion during Open Forum, Greg Monseliu called the meeting to order at 6:40PM.

Quorum and Proof of Notice

A quorum of Dave Baumann, Greg Monseliu, Melissa Debach and Dan Baker was established at 6:40PM. Absent were Michael Woodman, Bryant Sensabaugh, and Bryan Gartner. Meeting notice was posted 48 hours prior to the meeting. Quorum was briefly lost three times, at which times Greg recessed (7:40-7:42; 8:24-8:25; 8:30-8:31).

Minutes

1. Moved by Greg Monseliu to approve the October 27, 2015 Regular and October 31, 2015 Special minutes, as corrected. 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 Amenity Center Rules & Regulations, as presented. Seconded and carried unanimously.

3b. Moved by Greg Monseliu to amend the previously adopted motion of amending the Amenity Center Rules & Regulations, as ~~presented~~ altered. Seconded and carried unanimously.

4. Moved by Greg Monseliu to amend the Amenity Center Reservations Agreement/Contract, as altered. Seconded and carried unanimously.

6a. Moved by Greg Monseliu to set the date and time of the 2016 Annual Members Meeting for January 26, 2016 at 7PM. Seconded and carried unanimously.

6b. Moved by Greg Monseliu to set the location of the 2016 Annual Members Meeting to be the "Black Box Theatre" at Lawton Chiles Middle School, 1240 Sanctuary Dr., Oviedo, FL 32766. Seconded and carried unanimously.

6c. Moved by Greg Monseliu to direct management to mail notice for the 2016 Annual Members Meeting. Seconded and carried unanimously.

6d. Moved by Greg Monseliu to prepare a By-Laws amendment to streamline the election process. Seconded and carried unanimously.

6e. Moved by Greg Monseliu to prescribe the candidate filing period to start December 2, 2015 and close December 30, 2015. Seconded and carried unanimously.

7. Moved by Melissa Debach to replace fifteen, pool deck tables. Seconded and carried unanimously.

8. Moved by Greg Monseliu to approve the Authorizations Policy, as proposed. Seconded and carried unanimously.

8b. Moved by Greg Monseliu to appoint Dave Baumann as Staff Liaison. Seconded and carried 3-0, Dave Baumann abstained.

9. Moved by Greg Monseliu to repair the pond fountain. Seconded and carried unanimously.

10. Moved by Greg Monseliu to consent the ARC GUIDELINES (also known as the Community Development Standards) as amended at the November 12, 2015 ARC Meeting. Seconded and carried unanimously.

11. Moved by Greg Monseliu to approve the issuance and recording of the Intent to Enforce Notice regarding fencing. Seconded and carried unanimously.

11b. Moved by Greg Monseliu to appoint Dave Baumann as Assistant Secretary of The Sanctuary Community Association, Inc. Seconded and carried 3-0, Dave Baumann abstained.

Resolved by Dan Baker:

- that the officers of The Sanctuary Community Association, Inc. are: Greg Monseliu, President; Melissa Debach, Vice President; Dan Baker, Treasurer; and Bryan Gartner, Secretary; and,
- further resolved that, the directors of the Board are Bryant Sensabaugh, David Baumann and Michael Woodman; and,
- further resolved that, the signers for the Flagler Bank Reserves Business Account for The Sanctuary Community Association, Inc. are Dan Baker, Treasurer; and Greg Monseliu, President; and,
- further resolved that, the signers for the CenterState Bank Accounts for The Sanctuary Community Association, Inc. are Greg Monseliu, President; Melissa Debach, Vice President; Dan Baker, Treasurer; and Bryan Gartner, Secretary; and,
- further resolved that, the signers for the Trustco and Wells Fargo Bank Accounts for The Sanctuary Community Association, Inc. are Dan Baker, Treasurer; and Melissa Debach, Vice President; and,
- finally resolved that, the signers for the PNC Escrow Account for The Sanctuary Community Association, Inc. are Dan Baker, Treasurer; Greg Monseliu, President; and Melissa Debach, Vice President.
- Seconded, and carried unanimously.

Committee Reports

12. ARC – Steve Medin reported ARC results:

Nov 12, 8PM: Quorum (3/5) SM, RM, BL; 53 Applications, 45 Approved, 4 Stipulated, 4 Declines

Next Meeting: December 10, 8PM. Application submission deadline December 7

13. Social – Santa visits The Sanctuary is Dec 3, 4 & 5.

14. Covenant Enforcement – Met Oct 29 (MG, BG, KF). Confirmed fines levied at Oct 27, 15 BoD mtg.

Focused Discussion

Moved by Greg Monseliu to contract a Landscape Architect to develop a thematic plan for the Association. Seconded and carried unanimously.

Adjournment

Adjournment was announced at 9:45 PM.

Next Meetings

Next Regular meeting is Dec 15, 2015, 6:30PM, in the Clubhouse (800 Sanctuary Drive). 6:30 for Open Forum, Business starts after Open Forum is closed, no later than 7 PM.

Respectfully Submitted, on behalf of the Secretary,

Drew Pommet

Drew Pommet, LCAM

Nexus Community Management, LLC