

SANCTUARY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Located at: Sea Breeze CMS
4227 Northlake Boulevard
Palm Beach Gardens
July 17, 2018
OFFICIAL MINUTES

The meeting was called to order at 6:30 PM by Howard Rosenkranz

Directors Present: Howard Rosenkranz, Ben Devries, Jussara Silva, John Maroussas, Dennis Meroney, Debra Paul (speaker phone) and Margaret Lampe

Directors Absent: None

Management Present: Laura Carlisle, LCAM

The board reviewed the minutes from the June 19, 2018 Board of Directors Meeting.

MOTION: Margaret Lampe made a motion seconded by Jussara Silva to approve the minutes from the June 19, 2018 Board of Directors Meeting. The motion carried 7 to 0.

Howard Rosenkranz gave an update on the mailboxes. Multiple single and double mailboxes will have to be replaced. New numbers will be ordered for all and the Board will have all of the mailboxes touched up and paint the ones that need them.

Ben Devries gave an update on the lakes. It is estimated that construction could begin in November. Ben Devries showed the Board and the members present the plans to the lake restoration project that included the drainage of the lake, access to the lake, and repair work locations that will need to be done. Ben Devries stated that there will be problems with irrigation systems that pull from the lake and roof and pool drains that are dumping into the lake. Once the plans have been created and the Board receives the bids homeowners should attend that meeting to get all the information.

Four Jay's provided proposals for landscape architects that can assist in the plans for the littoral plantings and the Lake Maintenance Easement.

MOTION: Ben Devries made a motion seconded by Margaret Lampe to approve the contract with Cotleur & Hearing in the amount of \$15,000. The motion carried 7-0.

Debbie Paul did a great deal of work on the website and ready to move forwards. She asked the Board to provide feedback on the site. She recommends that the site be kept simple until the users are used to it and then add more to it. The cost for the highest amount of support for the site is \$25 per month.

The Board asked management to check with the attorney on the draft of the documents. The Board would like to have the draft in September.

Debbie Paul was disconnected from the meeting.

The Board discussed the RRAM Appeals process in cases where the owner does not agree with a decision made by the RRAM Committee. The steps should be as follows:

1. Owner states they want to appeal the RRAM decision.
2. Owner schedules a meeting with the RRAM committee to discuss the decision.
3. If the owner is still not satisfied with the decision, then the owner must submit in writing their wish

to appeal the RRAM decision to the Board of Directors (the owner must give the board enough notice prior to the next meeting to review and to be added to the agenda e.g. 7 days).

4. Board will review the application, discuss with the RRAM Committee and the owner and form their own opinion.

MOTION: John Maroussas made a motion seconded by Ben Devries to remove Mona Jones from the RRAM committee and appoint Betsy Strasser. The motion carried 4-0. Jussara Silva and Howard Rosenkranz abstained.

There being no further business the adjourned at 8:02 PM

Respectfully submitted by:

Laura Carlisle, LCAM

on behalf of The Sanctuary HOA