The Sanctuary PBG Homeowners Association, Inc.

c/o Sea Breeze Community Management Services, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL. 33410
Tel: (561) 626-0917 Fax: (561) 626-7143

www.seabreezecms.com

February 1, 2019

RE: Notice of Special Assessment

Board Meetings were held on December 18, 2018, January 21, 2019 and January 26, 2019 wherein the Board approved a Special Assessment of $285,000.00 for the lake restoration project, selected vendors, set the charges for each homeowner and agreed to procure a Line of Credit for financing.

There are 39 Homeowners around the lake and 145 Homeowners not on the lake. It was determined that the 39 Homeowners would pay a larger share of the costs in regards to the new sod that has to be placed at the conclusion of the regrading of the Lake Maintenance Easement.

There are three choices for payment of the Special Assessment for both the lake and non-lake Homeowners. Please see the table below:

	Pay within 30 days		Pay over 6 months		Pay over 60 months
Homeowners not on the lake	$1,510.00		260.55/month = $1,563.30		33.59/month = $2,015.40
Homeowners on the lake	$1,700.00		293.33/month = $1,759.98		37.82/month = $2,269.20

The date of this letter starts the clock on the due date on the payments. **The first payment is due from every Homeowner by the 2nd of March.** Late fees and interest will be applied for any late payments. You may include these payments along with your monthly dues.

If you choose the option to pay over 60 months and wish to pay the balance off early, you may request an early payoff amount at that future time.

The Association's Declaration Article VI, Section 6.06 states:

Special Assessments: In addition to the Common and Individual Assessments authorized above, the Board may levy at any time, in accordance with the Bylaws, a Special Assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a structure or Capital Improvement, upon the Common Properties, including fixtures and personal property related thereto, or for defraying any other Common Expenses of the Association not originally budgeted, including shortfalls in Common Assessments. No action authorized in this Section 6.06 shall be taken without the prior written consent of Declarant as long as Declarant owns any Lot.

If you have any questions, please contact the Property Manager.

Sincerely,
The Sanctuary Board of Directors
Laura Carlisle, LCAM
laura@seabreezecms.com