

SANCTUARY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Located at: Sea Breeze CMS

4227 Northlake Blvd

Palm Beach Gardens

June 18, 2019

OFFICIAL MINUTES

The meeting was called to order at 6:00 PM by Ben Devries

Directors Present: Ben Devries, Mary Anne Guschke (speaker phone), Bob Strasser, Deborah Paul, Oscar Fernandez and Jon Onufer.

Directors Absent: Jussara Silva.

Management Present: Laura Carlisle, LCAM

Mr. Albers had an architectural application for windows denied and questioned the reasoning. The Board asked that the owner file an appeal but must follow the appeal process that is found in the application.

Mr. Wiseman was present to ask about response to his certified letters and requested that the Board allow owners to be able to speak through out the Board Meetings.

The Board reviewed the minutes from the April 25, 2019.

MOTION: Jon Onufer made a motion seconded by Bob Strasser to approve the minutes from the April 25, 2019 Board of Directors Meeting. The motion carried 6-0.

Management gave an update to the Board of the owners that are delinquent on the special assessment. The Board discussed the collection of delinquent accounts.

MOTION: Bob Strasser made a motion seconded by Jon Onufer to contract with Iglesias Law Firm in the collection of the 3 remaining accounts that have not paid the Special Assessment. The motion carried 6-0.

The Board discussed the Line of Credit application and how much should be borrowed.

MOTION: Deborah Paul made a motion seconded by Bob Strasser to approve the \$300,000 Line of Credit as outlined with Poplar Bank and limited to only take cash down to the extent to pay the lake project in \$10,000 increments. The Association will also open a checking account for the lake project funds to be deposited. The motion carried 6-0.

Ben Devries gave an update on the landscape project on the lake. Cotleur & Hearing is helping the association come up with a plan to correct the preserve violation with Palm Beach Gardens.

MOTION: Oscar Fernandez made a motion seconded by Deborah Paul to not approve any lake invoice for 7 days. The motion carried 6-0.

The floor was opened to the residents.

There being no further business the adjourned at 7:01 PM

Respectfully submitted by:

Laura Carlisle, LCAM

on behalf of The Sanctuary HOA