

Royal Pines Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 21, 2006

MEETING MINUTES

PRESENT: Board Members: Claude Abbott, Charles Morand, Tom Bendle, and Frank Long. Present on behalf of MAY Management were Jeri-Anne Masters and Lorraine Call. Absent was Peter Smith. Several homeowners were also present.

QUORUM: A quorum was established and the meeting called to order at 11:00 a.m. by President Claude Abbott.

President's Report/Treasurer's Financial Report: Jeri-Anne Masters reported from the June 30, 2006 Financial Report. She stated that the month ended with an Operating Surplus of \$13,937.00. Replacement Fund at end of month was \$74,982.22. Jeri-Anne Masters reported to the Board on the current CD rates, which are all earning 4%. One CD will be expiring October 2006.

Approval of March 2, 2006 Meeting Minutes: Claude Abbott asked the Board members if everyone had a chance to review the proposed minutes. All agreed they had. Claude Abbott made a motion to approve the March 2, 2006 Meeting Minutes. Tom Bendle addressed a typographical error. All were in favor with the change. The motion carried unanimously.

Unfinished Business: No unfinished business to report

New Business:

Distribution of Financial Reports: Jeri-Anne Masters advised the Board the monthly financial reports can now be emailed to each board member instead of mailing, which can save the association postage expense. The Board discussed both options. Claude Abbott made a motion to continue mailing the monthly financials. All were in favor. The motion carried unanimously

Nanaks:

Contract Renewal: Jeri-Anne Masters updated the Board on the renewal contract with the current landscaping company with Nanak's Landscaping. The only increase in the landscaping contract was due to the recent annuals installed at the entrance. Claude Abbott made a motion to approve the renewed landscaping contract at \$33,504 per year. Charles Morand seconded the motion. The motion carried.

Board of Directors Meeting Minutes
Royal Pines Homeowners Association, Inc.
August 21, 2006
Page Two

Vacant Lot Mowing: Jeri-Anne Masters explained to the Board that Nanak's mowed the vacant lots approximately five times last year. Claude Abbott addressed on Lots 54 and 55 not keeping up with maintaining the vacant Lots and there has been no improvement. Jeri-Anne Masters reported on the most recent letters mailed to the vacant Lot owners with a 15-day deadline ending August 14, 2006. The Board discussed the maintenance of the vacant Lots. Jeri-Anne stated that owners have been notified that they are responsible for maintaining their Lot. If they do not meet the deadline then they can be charged \$10.00 in their assessment fee for the maintenance of the Lots. The Board discussed the frequency on maintaining the vacant Lots. Charles Morand stated it should be maintained as necessary. Claude Abbott made a motion to have Nanak's Landscaping mow the Lots that have not been maintained at the same time the common areas are being mowed. Charles Morand seconded the motion. All were in favor. The motion carried.

Proposal to split zone: Claude Abbott reported on the proposal that needs to be completed for irrigation zone 16 on Donald Ross Way, which is the largest zone in the association. Nanak's Landscaping proposed moving the suction line and pump to the lake at the entrance to provide more water pressure.

Pressure Cleaning Sidewalks & Curbs: Claude Abbott reported the board has approved this, as it is a budgeted expense. The proposal from GPC Maintenance to pressure wash the common area sidewalk and curbs is \$2,700. Claude Abbott stated due to the irrigation water the curbs and sidewalks have developed mold. Claude Abbott noted to inspect and clean the accumulated mold areas.

Parking on Sidewalks: Claude Abbott addressed the issue of owners and vendors parking on the easements and sidewalks. Yarbrough Security needs to continue patrolling the areas and report parking violators for MAY Management to follow up.

Maintenance of Mailboxes: Claude Abbott reported to the Board on a phone call he received about the mailboxes appearance. The mailboxes are the homeowner's responsibility. Tom Bendle stated that the mailboxes can enhance a neighborhood and there is a need to do something about the current appearance. Claude Abbott suggested obtaining some bids. Tom Bendle agreed and will look into it and suggested surveying the homeowners to see if they want to make a change.

**Board of Directors Meeting Minutes
Royal Pines Homeowners Association, Inc.**

August 21, 2006

Page Three

Other: Claude Abbott explained Davidson Development/SJARC has review rights of new construction as part of the St. Johns Northwest Residential Association and plans are approved through them. When Turnover occurs with this Association the homeowners will be responsible. It has been recommended to have an attorney represent the sub-associations. The Transition Committee has mailed two letters to the Davidson Development without a response. The Transition Committee is still waiting to hear from the Developer. More than 50% of the land is not fully developed and the budget is larger than money coming in. When the Developer transitions during turnover the SJNWR Association will have a large deficit. Claude Abbott also reported the Association should seek an attorney to represent their best interest. Davidson Developers want to control the association after Turnover. The sub-associations will have no control. Claude Abbott made a motion to approve legal expenses. Tom Bendle seconded the motion. The motion carried.

Adjournment: With no further business to discuss, Claude Abbott moved to adjourn the meeting. Tom Bendle seconded. Meeting was adjourned at 12:30 p.m.

Secretary

Date: _____, 2006

Secretary

Date: _____, 2006