

**Royal Pines Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**March 21, 2006**

**MEETING MINUTES**

**PRESENT:** Board Members: Claude Abbott/President, Peter Smith/VP, Charles Morand/Secretary Treasurer, Dana Cunningham/Director and Tom Bendle/Director. Also present was MAY Management Staff: Joanne Shott.

**QUORUM:** A quorum was established and the meeting called to order at 4:00 PM by JoAnne Shott acting as meeting chairman.

**UNFINISHED BUSINESS:**

**SJNWR/SMC Amenity Issue** – Cost sharing on easement was announced. SJNWR and SMC cost sharing amenities, no control over Capital Expenditures-unfair due to low maintenance compared to SMC. SMC volunteered to pay initiation fee to use amenities. Based on parameter pre-approved survey key code into swimming pool. Recreation Committee may be both parties to dismantle the agreement with legal judgment on cost sharing. \$7 Qtr. – Open-ended contract, Developer operation assessment income. The vacant lots are ½ cost to developer deficit funds, new lots being built. The annual meeting will be held at the end of the May. Motion to meet with Lisa Gator was second motion. \$500.00 was authorized and a letter will be sent to President of Turnberry. \$25 Qtr on household was motion. \$100 toward Lisa Gator if Turnberry approves to move to Lisa Gator second motion approved.

**Landscape Improvement:** Entrance Landscaping needs improvement. Nanak's is going to correct the problem at no cost to the association. They will do 4 plantings a year. Developer should not be involved in the landscaping. Cost was less - reduced approximately by \$1000.00 – Motion was second and all were in favor.

**Other:** Closing on lot slabs has taken place and new owners will be building on these lots in the near future.

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**NEW BUSINESS:** 3 years old Nanak's irrigation system. Donald Rossway said there is a pump house storm sewer wet well that is clogging the heads. Nanak's has worked on it all week long, cleaning the heads. This issue was brought to the Boards attention and engineers will be looking at the system and will cut out the storm sewer and pump house. They will cap off and run new line and cut through road wall to the Sevilla House. Developer approved the system and Nanak's Project Manager proposed a line to the easement. Survey needs to be done to fix problem immediately. Nanak's agreed to correct the problem. The survey will be done by ETM Engineer Company.

PODS Storage Units need to be removed from Turnberry within 5 days of notice- also Rules& Regulation will be updated and letters need to go out to the Owners. Motion to approve

Annual meeting on 5/24/06 at 4:00PM at MAY Management Conference Room.

Vacant lots need attention - Need mowing more often.

**OTHER:** Claude Abbott appreciates all the support from the Board Members.

**ADJOURMENT:** With no further business to discuss, Claude Abbott moved to adjourn the meeting. Meeting was adjourned at 4:45 PM.

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Secretary

Date: \_\_\_\_\_, 2006