

Royal Pines Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 21, 2007

MEETING MINUTES

PRESENT: Board Members: Claude Abbott, Peter Smith, Dr. Charles Morand, Frank Long, and Tom Bendle was absent. Present on behalf of MAY Management were Jer-Anne Masters and Jennifer Tollman. Several homeowners were also present.

QUORUM: A quorum was established and the meeting called to order at 4:00 p.m. by President Claude Abbott.

Treasurer's Financial Report: Jeri-Anne Masters reported the February 28, 2007 Financial Report as ending Operating Fund Balance is \$22,285.96 and the Replacement Fund Balance at \$88,577.21. **CD Renewal:** There is three C D's coming up for renewal that is earning 5.45% each. Renewal date is May 27, 2007. The rates will be looked at during that time for consideration to renew and move forward.

Delinquency Report: Jeri-Anne reported on over 90 ninety-days delinquency fees were at \$3,308.36. One Homeowner is at \$2,500 and the Total Delinquency Fee Amount is \$7,296.16. MAY Management is in receipt of the 2006 Financial Statement from the CPA and Jeri-Anne Masters to forward via email to all Board members. Frank Long moved to transfer \$10,000 from the Operating Surplus Account into the Reserve Account and investing into a C D. Peter Smith seconded the motion. Motion carried with unanimous approval.

Approval of Meeting Minutes: Claude Abbott moved to approve the November 29, 2006 meeting minutes as amended. Peter Smith seconded the motion. All were in favor. Motion carried with unanimous approval.

UNFINISHED BUSINESS:

Front Entrance Lights: Frank Long reported he concerns with the lights on seven days per week during the daylight hours. There was some discussion in regard to the sensors and having them cleaned.

SJNWM/SJNWR Statements: There was some discussion and the Board has addressed the statement issues and has decided to maintain the status quo at this time.

Common Area Sidewalks: The Board has decided to pressure wash sidewalks in the Fall of 2007 and continue once annually.

NEW BUSINESS:

Amendments to Violation Process: Dr. Charles Morand moved to approve sending the second letter to be sent by the Attorney to the offending homeowner. Claude Abbott seconded the motion. All were in favor. Motion carried with unanimous approval.

Satellite Dishes: Under the direction of the Board and Frank Long of the ARB Committee there was some discussion as to the placement of satellite dishes. Claude Abbott moved to **not** have satellite dishes a function of the ARB Committee, however to have MAY Management sends out a generic approved conditional letter to all satellite dish owners. Frank Long seconded the motion. All were in favor. Motion passed with unanimous approval.

Insurance Renewal: In receipt of notice of intent not to renew by the current insurance company Southern Owners due to the reduction of exposure to Hurricane Losses. Herbie Wiles will bid out the insurance for Royal Pines Homeowners Association. Renewal date is effective June 1st, 2007. Jeri-Anne-Masters to forward the Declaration Papers to the Board.

Crime Analysis: Jeri-Anne Masters reported on crime in the WGV area. St. Andrews Place reported an unlocked garage and some items were stolen. There was some discussion in regard to crime analysis report received from St. Johns County Sheriff's Dept.

OTHER BUSINESS: There was some discussion on solicitation matters in the community. There is a "no solicitation" sign posted in Royal Pines.

Links News Letter: The funding for the Links News Letter has been discontinued. Claude Abbott announced the SJNWR Association is looking into the possible creation of a website for neighborhood information. He also introduced the idea of Royal Pines having their own website. Estimated cost to be \$500 set-up fee and \$199 quarterly fee.

Next Meeting: Target date for next Board Meeting tentatively set for May 23, 07 and should be scheduled before next CD expiration date. Board suggested setting up Meeting dates for the remainder of the calendar year. Suggests months were August and November.

Adjournment: With no further business before the Board, Claude Abbott moved to adjourn the meeting. Dr. Charles Morand seconded. All were in favor. Meeting adjourned at 5:40 p.m.

Signature of Secretary/Treasurer

Date

CC: Board
File