

Approved

Royal Pines Homeowners Association, Inc.
Board of Directors Meeting Minutes
February 20, 2008

PRESENT: Board Members Claude Abbott, Frank Long and Peter Smith were in attendance. Tom Bass and Charles Morand were absent. Present on behalf of MAY Management were JoAnne Shott, Tim Hutchison and Wendy Votava.

QUORUM: A quorum was established and Claude Abbott called the meeting called to order at 10:00 a.m.

TREASURER'S FINANCIAL REPORT: Frank Long gave the report as of 1/31/08:

Operating Balance:	\$12,735.74
Replacement Balance:	\$109,356.86

Discussion on delinquency accounts; 3 owners over 90 days \$857.00. Discussion on money judgment versus liens.

APPROVAL OF MEETING MINUTES: Claude Abbott made a **motion** to approve the minutes of the November 20, 2007 with one change to spell out Covenants & Restrictions and not use Abbreviations. Frank Long seconded with all in favor.

OLD BUSINESS:

1. Sign Proposals – Tim discussed two bids and the differences between proposals. Peter Smith made a **motion** to approve the hiring of Allphase for sign painting. Seconded by Frank Long with all in favor.
2. Mealy Grass/Indian Hawthorne – Tim discussed Nanak's proposal to take out plants and replace with sod. Further discussion on crab grass on strip between medium and lawns. Claude Abbott made a **motion** to approve Nanak's proposal for replacement of Mealy Grass and Hawthorne with sod and also moved to have Nanak's replace any crab grass within the community with sod up to \$2,000. Tim to notify at least one Board Member of proposed amount before beginning work. Seconded by Frank Long with all in favor.

NEW BUSINESS

1. ARB and Enforcement Committee – 2 (Taylor and Weber) issues before the Committee and neither owner showed. Letters issued to both owners with status of enforcement.
2. ARB Committee Discussion – Frank Long discussed 137 Pinehurst Pointe Dr – stakes in yard, dumpsters, Out Building and ARC non-notification to the ARB.
3. Enforcement Committee Discussion – Claude Abbott made a **motion** to remove Mr. Peter Osgard from the Enforcement Committee. Seconded by Frank Long with all in favor.
4. Review of Annual Community Letter – Letter from Claude Abbott with specifics; paragraph on queen palms, satellite dishes, new intro, baseball/basketball equipment, parking restrictions, volunteers, signs and late payments paragraph, many other updates for owners. Claude Abbott made a **motion** to approve a newsletter/brochure be established, printed and mailed for up to \$1,500. Seconded by Frank Long with all in favor. To be completed before next quarterly meeting.
5. Sign refurbishment proposals – discussed above under Old Business.

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6. Website for Royal Pines – Discussion on St. Johns Northwest Residential website and having a link to a Royal Pines website. Include item in Newsletter for volunteers. Rick Jarvis volunteered to be on the Website Committee.

Extensive discussion on obtaining volunteers for Royal Pines for All Committees and Board positions.

ADJOURNMENT

Claude Abbott made a motion to adjourn at 11:10am, seconded by Frank Long with all in favor.

OPEN FORUM

Rick Jarvis discussed value of community.

Tim presented a Nanak proposal for \$2,155 for lake bank at entrance to remove river birch and install crepe myrtles. Board requested they would like time to review area before approving. Item tabled.

Tim presented standing water issue – contractor repaired drains at no cost. JoAnne reviewed area after heavy rain and no water was present. Proposal presented needs to be tabled and area needs to be continuously checked to ensure drains are working properly.

Discussion on Nanak's and flowers – last 2 times flowers were changed materials were unattractive. Tim to notify Nanak of dissatisfaction on annuals.

Resident previously complained about spartini grasses causing blind area for vehicles. Grass can be replanted further back and on an angle. Frank Long made a motion to remove and sod area per proposal, seconded by Claude Abbott with all in favor.

Signature of Secretary/Treasurer

Date

CC: Board
File