

**Sanctuary Condominiums
Condominium Association Meeting minutes
December 19, 2024, 3:00 pm
Location: 10440 Dove Chase Circle**

Attendees:

Joyce Freville, President; Patrick Craig, Treasurer; Evie Whitworth, Vice-President;
Viola Williams, Secretary; Elgin Garrett, Mulloy Properties

Minutes from 11/21/2024 were approved.

FINANCIAL REPORT - Patrick Craig

The board examined the November financial statement discussing our present status and anticipated costs for the balance of the fiscal year. We discussed, with some specifics, the budget categories related to Condo water and grass cutting, among others. We anticipate a smooth transition as we begin closing out the 2024 fiscal year and begin 2025.

MULLOY MANAGEMENT REPORT - Elgin Garrett**Gutters and Downspouts**

- 10402** - mulch washing away/water gushing from underground assembly **Action:** Repaired
- 10414** - Water pools in garage corner **Action:** Completed - downspout repaired.

Miscellaneous

- 10400** - Raccoons in attic **Action:** Entry points sealed, to be checked 12/26
- 10402** - Raccoons in attic **Action:** Entry points to be sealed 12/26
- 10426** - Crack in brick - 1" wide **Action:** Repaired
- 10438** - Window seal is broken **Action:** Repaired
- 10442** - Window caulking to seal frame to brick. **Action:** Scheduled completion 12/26
- 10500** - Water in garage **Action:** Completed seal repair

Expired Homeowners Insurance and other notices

- Mulloy sent reminder letters to 4 residents with expired insurance or insurance expiring this month. Please comply.
- Parking Variance letters sent to two residents by Mulloy.
(Beginning 2025, those not responding to Mulloy after the first notice will be charged the Mulloy Administrative fee, which is currently paid by the Sanctuary community each time they have to generate a notice.)

Changes to Insurance effective January 1, 2025

The board looked at various ways to keep costs affordable while simultaneously helping to ensure Sanctuary Condominiums are properly covered. Therefore, we selected a coverage with a \$10,000 deductible per building for wind and hail damages which would include a tornado. In addition, all other "acts of God" occurrences have a \$25,000 deductible which is per event, not per building. This information, along with specific examples of how this coverage affects our residents was communicated on December 5th. The board also recommended that residents discuss these changes with their insurance agent and consider adding a loss assessment coverage to their insurance policy to protect them from special loss assessments that could arise from events affected by the changes in deductibles.

Next Meeting: Thursday, January 16, 2025, at 3:00 pm, at Evie Whitworth's house (10512).

Adjourned: 4:00 pm

Submitted by Viola Williams