

SAPPHIRE LAKES MASTER ASSOCIATION

MINUTES

May 8, 2023

Following the Special Meeting – Pool 3

I. The meeting was called to order by Bob Foster at 7:05 PM.

Those in attendance were: Sharon Bonnet (Amber) Daria Murphy (Amethyst), Kit Ingeme (Diamond), Ken Grissoni (Emerald), Irwin LeShaw (Garnet), Paul French (Hematite), Bob Foster (Jade), Nancy Wentzel (Jasper-alternate), Tim Beard (Malachite-alternate), Linda Rafferty (Opal-alternate), John Muldoon (Quartz-alternate) Connie Fullerton (Spinel)-telephone conference, Suzanne Chapin (Topaz), Marian Vella (Turquoise) Ken Werra (Tourmaline)
A quorum of 15 was established.
Suzanne Foster of Resort Management was also present.

II. Proof of Due Notice of Meeting – Meeting was duly noticed.

III. Disposing of Minutes – April 19,2023 Minutes were previously approved at the Special Board Meeting.

IV. Old Business - None

V. New Business

A. Vote on Amber Material Alteration – Sharon Bonnet, President of Amber, explained the changes Amber unit owners approved. They will remove all the shutters and the canopies on the building, but not on the carports. They also plan to paint this year. *Sharon Bonnet moved to approve the Material Alteration of removing Amber shutters and canopies from the Amber buildings. Second by Daria Murphy. Carried unanimously 15-0.*

B. Vote to go into Executive Session – *Marian Vella moved to go into Executive Session. Second by Irwin LeShaw. Carried unanimously 15-0.*

This portion of the meeting was adjourned at 7:10 PM and all public were dismissed.

Executive Session started at 7:18 PM.

1. Executive Session to Discuss Legal Strategy – Bob Foster explained 2 issues that needed to be addressed because it involves legal strategy. Discussion followed on both issues.

Commented [SC1]:

Meeting adjourned at 7:50 PM

Meeting continued out of Executive Session at 7:51 PM

Due to the Insurance company refusing to pay a balance of \$2,577 for replacing and repairing gate damages, the following motion was made:

Marian Vella moved to have our attorney, Jamie Greusel, send a demand letter to the Owner and Driver for \$2,577 to be paid within 30 days. If either of them fails to submit payment in the 30 days, it will go to litigation. Second by Ken Werra. Carried unanimously 15-0.

Being illegal extended lanais have been discovered on Master property, the following motion was made:

Daria Murphy moved, according to pages 8-9, Section C 1.a - of the Master Documents, to have the Board send out violation notices to owners of three units, citing the violations of removing pavers and rocks on Common Property or Master Association will have them removed and invoice the owners for the cost of removal. Second by Tim Beard. Carried unanimously 15-0.

VI. Adjournment – *Daria Murphy moved to adjourn. Second by Sharon Bonnet. Carried unanimously 15-0. Meeting adjourned at 7:57 PM.*

Next Meetings – *Regular Meeting – October 18th, Budget Workshop – October 18th
Regular Meeting – November 15th, Budget Approval Meeting – Nov 15th*