

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
January 11, 2011**

CALL TO ORDER

The meeting was called to order by Reggie Funderburk at 7:00 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Reggie Funderburk, Ron LeVene, Doug Marr, Shawn Miller, John Nesbitt and Irma Simpson representing a quorum. Also present were Ken Warren and Rita Sanders of Avatar Property Management Group, Inc. and several homeowners.

PROPER MEETING NOTICE

The meeting notice was posted in accordance with the bylaws of the Association and in accordance with Florida Statutes.

RESIDENTS COMMENTS ON AGENDA ITEMS

None.

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Reggie Funderburk, to approve the minutes of the December 14, 2010 Board Meeting as presented. **The motion passed unanimously.**

OLD BUSINESS

POOL GATES – Arrow Fence has been contacted and is scheduling a site visit. Heavier hinges were discussed and a replacement suggested.

WALL REPAIRS - Wilson Walls anticipates starting the wall repairs January 17th or 18th.

BASKETBALL HOOPS – Violation letters will be sent out notifying the owners of the timeframe to comply.

ARC STANDARDS – A draft of the ARC standards was distributed to the Board by Irma Simpson. This information will be included on the back of the ARC form. Ron LeVene provided wording for flagpoles. This wording will be edited and inserted into the standards.

The Board discussed requiring paint swatches on homes desiring to change the exterior color. This will be discussed at a future meeting. The Board agreed by consensus to hold a Special Board Meeting to discuss exterior paint colors on Tuesday, February 25, 2011 at 7:00 pm in the Sabal Harbour Clubhouse.

Reggie Funderburk made a **motion**, seconded by John Nesbitt, to accept the ARC Standards, modified with the flagpole wording, and insert them on the back of the ARC form. **The motion passed unanimously.**

NEW BUSINESS

MAILBOX VANDALISM – Sean Miller reported that there had been several incidents of mailbox vandalism. It was noted that a resident reported mailbox vandalism to the office. The resident did not feel that the office took the incident seriously. A resident

asked the Board about approving rentals in the community. The Board stated that requiring approval of renters had been up for a Members vote a few years ago and did not pass.

TRASH – Sean Miller presented the Board with pictures of trash along Sabal Harbour Dr. It was noted that the landscapers usually pick up the large trash along the road in the common area, however they are currently mowing every other week. Ken Warren will discuss trash pickup with G&S Landscaping.

REPORTS

MANAGERS REPORT – See Attachment A.

RESIDENT COMMENTS

A resident reported that the lighting at the entrances are not the same color and need upgrading. The Board will discuss this at the February meeting.

A resident reported that the light at the Sabal Key mailboxes was not functioning.

The Board was congratulated on its efforts.

NEXT MEETING DATE

The next Board meeting will be a Special Board Meeting on January 25, 2011 at 7:00pm.

ADJOURNMENT

The meeting was adjourned at 8:28 p.m.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Ken Warren', written over the typed name below.

Ken Warren, Acting Secretary.

MANAGEMENT REPORT
January 2011 Board Meeting

VIOLATIONS

- Basketball hoop violation letters will be sent out by January 18th. Approximately half of the original violators have complied with the Declaration.
- A sweep of the neighborhood for 2nd landscape violations will be completed by January 14th.

MAINTENANCE

- The Association is currently mowing 7 lawns on foreclosed homes.
- Wilson Walls will begin work on the front wall repair on January 17th or 18th.
- Gate repairs have been ordered for the Sabal Key entry system. The back exit gate has been fixed.
- Because of continuing complaints regarding the irrigation system in Sabal Key, I will go through the system with G&S. To help with the operation of the sprinkler heads I am suggesting that concrete donuts be placed around the heads.
- G&S Landscaping will be performing the following tasks through the end of the year:
 - Lawn growth has slowed to allow for mowing every other week. Other work will be done on “no mowing” weeks
 - The oak tree trimming will be completed in Sabal Key.
 - Concrete downspout pads will be installed in Sabal Key to help prevent erosion.
 - Palm tree trimming will begin. Sabal Key palms will be trimmed before mulch is installed. (on hold until paving is completed)
 - Mulch will be installed.
 - The preserve overhang on common grounds will be trimmed back to allow for mowing.
 - Landscaping will begin on selected buildings in Sabal Key.
- We are getting a price on increasing the fertilization on the front landscaping in Sabal Key.
- A handyman will perform the following services:
 - Install enclosed life rings at the pool.
 - Replace the broken timer at the tennis courts.
 - Replace broken lights at the Sabal Key entrance.
 - Repairs in the clubhouse bathrooms.
- Mailbox labels for Sabal Key have been ordered. They should be delivered in January.

SECURITY

- The off-duty officer is being scheduled for January at 9 hours per week on a random schedule.
- We are finalizing recommendations for improvement of the security monitoring system.

OTHER

- Please see the attached summary of Foreclosures and Foreclosure Sales. There are 45 foreclosures in Sabal Harbour and Key. The percentage of foreclosures by area is:

Sabal Harbour (excluding Sabal Key)	6.7%
Sabal Key	10.7%