

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
January 24, 2012**

CALL TO ORDER

The meeting was called to order by Reggie Funderburk at 7:02 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Reggie Funderburk, Brian Hill, Doug Marr, Shawn Miller, and John Nesbitt, 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

There were no comments on agenda items from the residents.

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Doug Marr, to approve the minutes of the November 16, 2011 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

RECREATION AREA FENCE – Ken Warren presented a summary of the bids received for the Recreation Area Fencing. Shawn Miller made a **motion**, seconded by Brian Hill, to accept USA Fence's proposal for the installation of an eight-foot high fence around the Recreation Area. **The motion passed unanimously.**

The Board will address policies on access cards, fees, suspension of usage, etc. at a later board meeting.

NEW BUSINESS

HT SELECT DELIVERY – It was noted that the HT Select advertising section was being thrown on all of the driveways in Sabal Harbour. Many residents do not pick these papers up, leaving them to sit on the driveway or be washed into the lake. Ken Warren will contact the Herald Tribune about stopping this delivery.

ENTRY LIGHTS – It was noted that one side of the Sabal Harbour entry lights were out. Ken Warren will check the breakers on Friday and, if needed, call an electrician to fix the problem. Ken noted that the proposal for LED lighting previously received would need to be updated for replacing the entry lighting.

MANAGERS REPORT

See Attachment A

RESIDENT COMMENTS

A resident noted that he liked the Holiday lighting and the Flags being displayed. He noted a number of lawns in Sabal Harbour are not in good shape.

A resident noted that the Recreation Area Fence is shown as black, but encouraged the Board to look at the brown finished fence in a community along Lockwood Ridge. He

also asked a question about using LED lights. He suggested checking into induction lighting also.

A resident noted that a house on Sanibel has Styrofoam boxes in front.

NEXT MEETING DATE

The next Board meeting will be Tuesday, February 28, 2012 at 7:00pm at the Sabal Harbour Clubhouse.

ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ken Warren", with a long horizontal flourish extending to the right.

Ken Warren, Acting Secretary.

MANAGEMENT REPORT
January 2012 Board Meeting

VIOLATIONS

- Violations were written on Boat/trailer parking, and trash can placement/trash containers. We are aware of a box-truck being parked in the subdivision on an occasional basis and will continue to look for it after hours.

MAINTENANCE

- The Association is currently mowing 8 lawns on foreclosed homes.
- Klarkowski Group is continuing on the wall painting. Residents with walls on their property are notified of the painting by a handbill placed on the door.
- The pool heaters have been repaired and are all working.
- Innovative Irrigation has been working on problems in with mainline leaks in Sabal Harbour.
- Gallo Plumbing is repairing one of the main potable water shut-off valves. This requires removing some landscaping for access.
- The Oak trees along 51st Street have been trimmed and debris will be shredded and removed this week.
- G&S is obtaining pricing on “canopying” the Oak trees along 45th Street and Sabal Harbour Dr. This will provide more light to the ground and promote better grass and plant growth.
- The hedge along Sabal Harbour Dr. near Cayo Costa Place will be replaced at the end of February/beginning of March.

SECURITY

- The off-duty officer is being scheduled for February at 9 hours per week on a random schedule.

FINANCIAL

DECEMBER 2011

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (38,180)	\$ (12,415)	\$ (25,765)
Operating Cash Balance	\$ 200,577	\$ 76,435	\$ 124,142
Change in Operating Cash Balance	\$ (143,854)	\$ (13,837)	\$ (130,017)
Reserve Cash Balance	\$ 392,852	\$ 240,128	\$ 152,724
Change in Accounts Receivable Month	\$ 13,564		
Change in Accounts Receivable Y-T-D	\$ 102,282		