

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
February 8, 2011**

CALL TO ORDER

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

DETERMINATION OF QUORUM

Present in person were Irma Simpson, 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

None.

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Brian Hill, to approve the minutes of the January 11, 2011 Board Meeting as presented. **The motion passed unanimously.**

OLD BUSINESS

POOL GATE – The contract to replace the pool gate hinges and install stop posts has been signed and is being scheduled by Arrow Fence.

WALL REPAIRS – Wilson Walls is delayed on the start of the wall repairs because of their work on Ed Smith Stadium.

BASKETBALL HOOPS – Ken Warren noted that 13 letters were sent to homeowners still in violation of the basketball hoop rule. This is approximately half of the homes that received the initial reminder letter. The next step is to fine continuing violators.

ARC STANDARDS – Irma Simpson will provide a copy of the ARC standards with final changes to Management. The ARC Standards will be included on the back of the ARC form.

NEWSLETTER – The newsletter was presented to the Board for their review. Changes to the copy include making the website e-mail address the address for the newsletter. The final draft will be sent to the Board by e-mail for review. Discussion followed regarding the expense of the newsletter and future formats including limiting it to black and white which could be produced in-house.

Sean Miller made a **motion**, seconded by Doug Marr, to approve up to \$500 for the printing of the newsletter. **The motion passed with 4 aye votes (Hill, Marr, Miller, Simpson and 1 nay vote (Nesbitt)).**

NEW BUSINESS

ENTRANCE LIGHTING – Ken Warren reported that alternative types of lights were being considered for the entrance lighting. A sample LED light would be installed so the brightness and coverage could be viewed.

REPORTS

MANAGERS REPORT – See Attachment A.

RESIDENT COMMENTS

A resident noted that several lawns are in bad shape and the homeowners need to be notified. It was suggested that the website address needs to be included in the newsletter.

NEXT MEETING DATE

The next Board meeting will be on March 8, 2011 at 7:00pm.

ADJOURNMENT

The meeting was adjourned at 7:42 p.m.

Respectfully submitted,



Ken Warren, Acting Secretary.