

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
February 28, 2012**

**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, Brian Hill, 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**

There were positive comments from the residents regarding the installation of the Recreation Area Fence.

**APPROVAL OF MINUTES**

John Nesbitt made a **motion**, seconded by Ron LeVene, to approve the minutes of the January 24, 2011 Board meeting. **The motion passed unanimously.**

**OLD BUSINESS**

**RECREATION AREA FENCE** – Ken Warren gave a status report on the fence. USA Fence is waiting on the chain-link material to continue with the installation.

The Board discussed the Proximity Cards to be used for entry. There should be one card per household and if it is lost the owner must pay for a new card. The old card number would be deleted from the system so it could not be used. The cards should be released only to homeowners. There was discussion regarding issuing cards to tenants verified by the homeowner. Ken noted that IDs would be required to receive a card. Cards could be handed out during office hours and special times could be set after-hours and on Saturdays.

Signage at the fence was discussed. Signage should note prohibited items.

**NEW BUSINESS**

**ENTRY LIGHTS** – Ken Warren provided a quote from McGuire Electric to install ground mounted LED lights, including new conduit, wiring and photo cell control at the Sabal Harbour front entrance. Shawn Miller made a **motion**, seconded by Ron LeVene, to accept McGuire's proposal for the Sabal Harbour entry light installation at \$7,050. **The motion passed unanimously.**

**SABAL KEY BUILDING PAINTING** – Irma Simpson discussed colors for the Sabal Key buildings. Ken Warren requested Painting Specifications from Scott Paint for the painting of the buildings. Ken will get with Irma Simpson and Doug Marr when the specifications are finalized.

The need for stucco repair was discussed and the Board authorized Ken Warren to discuss the responsibilities for stucco repair with the attorney.

**COMMUNITY EVENTS** – The Board discussed community events. It was decided by consensus that the Board would hold an event for Memorial Day Weekend. It was decided that a Pancake Breakfast would be held on Saturday May 26<sup>th</sup>. Bill Leggitt volunteered to help with the event.

**FPL LIGHT MAINTENANCE** – A question was raised by a Board Member about the street lights that Oak trees have overgrown. It was noted that FPL will trim the tree from the street light at a homeowner's request. This request can be made through the FPL website.

**FACEBOOK** – The Board discussed the Sabal Harbour Key Facebook page. There was concern that the Facebook entries may not be reflective of the entire Board. It was noted that the Facebook page could be used to refer individuals to the website for discussion with the Board.

#### **MANAGERS REPORT**

See Attachment A

#### **RESIDENT COMMENTS**

A resident noted that there was a house with the garage door painted the accent color (front door color).

A resident noted that the Sabal Harbour entrance lights were discussed some months ago and was disappointed that the work was taking so long.

#### **NEXT MEETING DATE**

The next Board meeting will be Tuesday, March 13, 2012 at 7:00pm at the Sabal Harbour Clubhouse.

#### **ADJOURNMENT**

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ken Warren", written over a horizontal line.

Ken Warren, Acting Secretary.

**MANAGEMENT REPORT**  
**February 2012 Board Meeting**

***VIOLATIONS***

- Violations were written on landscape maintenance, fence repair, trash, ARC, and well drilling.
- With spring approaching we will do another “violation sweep” for lawns, landscape, and building conditions. This year we will include mailbox maintenance in the letter.

***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. Work should be completed within 2 weeks.
- The aluminum fencing around the Recreation Area has been installed. The chain link fencing material is scheduled to be delivered next week. Installation will begin as soon as the materials arrive. Management met with USA Fence and G&S Landscaping to discuss exact location of chain link fence and maintenance access gates.
- Innovative Irrigation fixed a mainline leak caused by installation of fence post.
- The Oak trees have been trimmed along 45<sup>th</sup> 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 has been replaced with new plant material.
- Received bid for redoing entrance lighting system at 45<sup>th</sup> Street Sabal Harbour entrance. Electrician fixed the problem with the circuit to the north side of entrance.
- Specifications are being written by Scott Paint for the painting of Sabal Key buildings. We have a proposal from Klarkowski Group which we will have reviewed once the specifications are completed. Gulfside Painting is preparing a bid. We will solicit at least one additional bid for the project. Color schemes need to be selected.
- D.S. Franks & Associates, Inc. engineers have completed the SWFWMD required inspections on all of the permitted wetland areas. All of the wetland areas are “being properly operated & maintained.”

***SECURITY***

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

***FINANCIAL***

- 2011 Financial information has been compiled and submitted to the accountant for tax returns.

## JANUARY 2012

### QUICK ANALYSIS

	<b>Total</b>	<b>Sabal Harbour</b>	<b>Sabal Key</b>
<b>YTD Expenses Over (Under) Budget</b>	(\$17.00)	(\$2,583.00)	\$2,566.00
<b>Operating Cash Balance</b>	\$164,481.00	\$78,521.00	\$85,960.00
<b>Reserve Cash Balance</b>	\$370,830.00	\$157,301.00	\$213,529.00
<b>Change in Accounts Receivable</b>	\$1,346		