

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
March 8, 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, Brian Hill, Ron LeVene, Doug Marr, 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 Doug Marr, to approve the minutes of the February 1, 2011 Special Board Meeting and February 8, 2011 Board meeting as presented. **The motion passed unanimously.**

Irma Simpson asked if the minutes could be presented to the Board via e-mail for approval prior to the following Board meeting. Ken Warren will check into this.

**OLD BUSINESS**

**POOL GATE** – New hinges and stop posts have been installed on the pool gates. The latches will be repaired on Friday.

**WALL REPAIRS** – Wilson Walls has completed repairs on a section of the perimeter wall.

Ron LeVene made a **motion**, seconded by Reggie Funderburk to approve repairs to the perimeter wall at a cost not to exceed \$30,000. **The motion passed unanimously.**

**BASKETBALL HOOPS** – Ken Warren noted that he was documenting ongoing violations regarding Basketball Hoops. After 3 noted violations he will send a letter fining the homeowners in violation.

**SABAL KEY GATE** – Ken Warren has made attempts to contact the Gate Doctor regarding the installation of the new entry keypad at Sabal Key. He will continue to follow up with Gate Doctor.

**NEW BUSINESS**

**LANDSCAPING SABAL KEY** – Ken Warren reported that three Sabal Key buildings have been selected to receive new sod. In addition, some of the front landscapings at these buildings will be replaced. Three standard planting plans are being developed and one of each will be installed in front of different residences for review.

**PICNIC TABLES AND BENCHES** – It was noted that the picnic tables and benches need the wood sealed on them. Ken Warren will have this done.

**REPORTS**

**MANAGERS REPORT** – See Attachment A.

**RESIDENT COMMENTS**

A resident asked if net fishing was allowed in the lakes. Another resident asked about how to handle a barking dog situation, they were advised to call the County at the time it was happening and also provide the office with the address.

The resident's responsibility for maintaining the inside of the perimeter wall was discussed in light of the plans to repair the wall. This issue will be placed on the next Board Meeting agenda.

Compliments were made on the newsletter.

**NEXT MEETING DATE**

The next Board meeting will be on April 12, 2011 at 7:00pm.

**ADJOURNMENT**

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

Respectfully submitted,

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

Ken Warren, Acting Secretary.

**MANAGEMENT REPORT**  
**March, 2011 Board Meeting**

**VIOLATIONS**

- Basketball hoop violation letters have been sent. Fines will be levied on homes with at least three viewed violations.
- Second letters on landscape violations will be sent.

**MAINTENANCE**

- The Association is currently mowing 8 lawns on foreclosed homes.
- Front wall repair has been completed and is ready for the Board's inspection.
- Gate repairs have been ordered for the Sabal Key entry.
- Three Sabal Key buildings have been selected to receive new sod on all front lawns and landscaping where needed. Three different landscape plans for Sabal Key front plantings are being developed.
- 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
  - Concrete downspout pads and irrigation head donuts will be installed in Sabal Key to help prevent erosion and increase efficient watering.
- A handyman has completed the following services:
  - Repairs to the bathrooms.
  - Installed enclosed life rings at the pool.
  - Repairs in the clubhouse bathrooms.
- The pool gates have new hinges and stop poles. Repairs to the latches will be completed this week.
- Mailbox labels have been installed at Sabal Key.

**SECURITY**

- The off-duty officer is being scheduled for March at 9 hours per week on a random schedule.
- Envera has presented a proposal for additional cameras and security system monitoring. The proposal is being reviewed and changes are being suggested to Envera. This will be presented to the Board for approval.

**OTHER**

- Please see the attached summary of Foreclosures and Foreclosure Sales. There are 40 foreclosures in Sabal Harbour and Key. Over \$17,600 has been received from the sales of foreclosures. The percentage of foreclosures by area is:

Sabal Harbour (excluding Sabal Key)	6.4%
Sabal Key	8.0%