

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
April 10, 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, 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

Residents commented positively on the installation of the Recreation Area Fence. It was noted that the Tennis Court poles need repair. A resident commented positively on the trimming of the Oaks.

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Irma Simpson, to approve the minutes of the March 13, 2012 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

Director Brian Hill joined the meeting at this point.

RECREATION AREA FENCE – Ken Warren gave a status report on the fence. The gates are being built and will be installed when ready. Management will be working on the input of resident data to the entry card system.

ENTRY LIGHTS – The installation of the entry lights will begin on April 15th.

SABAL KEY BUILDING PAINTING – Irma Simpson and Doug Marr are creating a proposed pallet of colors for the Board's consideration. Discussion followed regarding the repair of stucco on the buildings. The Board requested that there be a meeting the week of April 23rd with the Association's attorney to discuss this matter.

SPRING FLING – The Spring Fling will be May 26th. A pancake breakfast will be held from 8:30 to 11:00 am.

NEW BUSINESS

None.

MANAGERS REPORT

See Attachment A.

RESIDENT COMMENTS

Residents had questions regarding the pool entry. Ken noted that a letter would be sent to all owners regarding the procedures for receiving pool entry cards.

NEXT MEETING DATE

The next Board meeting will be Tuesday, May 22, 2012, 2012 at 7:00pm at the Sabal Harbour Clubhouse.

ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Ken Warren, Acting Secretary.

MANAGEMENT REPORT

April 2012 Board Meeting

VIOLATIONS

- 57 Violations were written on landscape maintenance.
- The “violation sweep” for lawns, landscape, and building conditions will continue. 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.
- Innovative Irrigation fixed more mainline leaks caused by installation of fencing. Heads along Sabal Key have been inspected.
- Entrance lighting system at 45th Street Sabal Harbour entrance will be installed beginning April 16th.
- Met with Irma and Doug to discuss color schemes. Color schemes need to be selected.
- Met with Attorney Wells regarding Sabal Key stucco responsibilities.
- The chain on the swing set has been repaired. New chains, attachments and seats will be installed.

SECURITY

- After receiving some “non-responsive” incident reports, Envera checked the speaker/microphone system. It is working properly.
- The fencing around the Recreation Area has been installed. The gates are in production and installation will begin as soon as they are complete.
- Installation of the entry system will begin this Friday and be completed within two weeks.
- Repairs to the North fence and gate in Sabal Key will be performed at the same time as the gate installations.
- Security is scheduled for 9 hours per week for April/May.

FINANCIAL

- 2011 tax returns were completed by Palmer CPA. Audit work will begin after April 16th.