

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
April 12, 2011**

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, 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

None.

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Doug Marr, to approve the minutes of the March 8, 2011 Board Meeting as presented. **The motion passed unanimously.**

OLD BUSINESS

WALL REPAIRS – John Nesbitt noted that a section of wall behind homes on Bookelia was not in the quote. Wilson Walls will be called out to look at the missed wall and provide a revised quote. It was suggested that, after repairs, the wall condition be recorded with video. Residents with lots on a wall will be reminded that the continuing condition of the wall is their responsibility in accordance with the documents.

Ron LeVene made a **motion**, seconded by Doug Marr to approve the revised quote to repairs to the entire perimeter wall at a cost not to exceed \$45,000. **The motion passed unanimously.**

BASKETBALL HOOPS – Ken Warren reported that he is ready to send out fine notices to 8 homeowners regarding basketball hoop violations. However he noted that a Hearing Committee needs to be picked so that hearing dates can be scheduled.

LANDSCAPE VIOLATIONS – Ninety-seven letters regarding landscape violations have been sent out to homeowners. Follow up will occur in 30 days.

SABAL KEY GATE – Ken Warren went to the Gate Doctor's shop to discuss the recent problems with communication and when the new entry keypad will be installed. The vendor has the frame to repair the entry gate and will install the keypad as soon as possible. Ken will continue to follow up with Gate Doctor.

NEW BUSINESS

SABAL KEY DUMPSTERS – It was noted that the dumpsters have been cleaned out but that residents still fill the areas with furniture. Discussion followed including installing new signs and looking at Jan-Pro cleaning out the dumpsters under their contract. A suggestion was made to get the license plate numbers of people dumping inappropriate

materials in the dumpster areas. Management can get owner's information from the plate numbers.

COMMUNITY EVENTS – It was noted that a resident asked about Community Events through the Facebook page. Discussion followed. It was agreed that there should be a call for volunteers on the Facebook page.

REPORTS

MANAGERS REPORT – See Attachment A.

RESIDENT COMMENTS

A resident talked about the possibility of using the Clubhouse for an informational session on vendors which might be of use to homeowners.

A Sabal Key resident asked when the irrigation water would be turned back on.

NEXT MEETING DATE

The next Board meeting will be on May 10, 2011 at 7:00pm.

ADJOURNMENT

The meeting was adjourned at 8:09 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

April 2011 Board Meeting

VIOLATIONS

- We are ready to levy fines on 8 homes. Need fining committee active
- Ninety-seven landscape violation letters have been sent.

MAINTENANCE

- The Association is currently mowing 8 lawns on foreclosed homes.
- Wilson Walls has not begun work on the wall repairs due to work at Ed Smith Stadium.
- 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.
- The pool gate hinges and latches have been replaced.
- The Sabal Key entry system is currently being installed.
- The Sabal Harbour irrigation pump was hit by lightning. The estimated cost of repairs is being completed and will be submitted to the insurance company.
- G&S Landscaping will be performing the following tasks:
 - Lawn growth has slowed to allow for mowing every other week. Other work will be done on “no mowing” weeks
 - Palm tree trimming in Sabal Harbour
 - Concrete downspout pads and irrigation head donuts will be installed in Sabal Key.
 - Landscaping will begin on selected buildings in Sabal Key.
- Repairs to the bathrooms have been made; replacing fluorescent lighting fixtures, installation of steel doors, and replacing the rusted sink. Repairs to be completed include replacing exhaust fans, rehanging stall door, and installing toilet paper holders.
- Landscape replacement and improvements have been completed at the clubhouse including replacing dead bottle palms and failing hollies with foxtail palms, installing 2 new foxtail palms, and replacing/extending hedges.

SECURITY

- The off-duty officer is being scheduled for April at 9 hours per week on a random schedule.
- We met with Envera Security and the cost for additional security monitoring equipment. This estimate was more than what was approved in the budget.

OTHER

- Please see the attached summary of Foreclosures and Foreclosure Sales. There are 41 foreclosures in Sabal Harbour and Key. The percentage of foreclosures by area is:

Sabal Harbour (excluding Sabal Key)	5.5 %
Sabal Key	11.3 %