

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
May 10, 2011**

CALL TO ORDER

The meeting was called to order by Reggie Funderburk at 7:06 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, 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 Brian Hill, to approve the minutes of the April 12, 2011 Board Meeting as presented. **The motion passed unanimously.**

OLD BUSINESS

WALL REPAIRS – Work on the wall repair has begun with Wilson Walls meeting with G&S Landscaping to discuss and schedule trimming along the wall. Wilson Walls has taken a sample of the wall cap and is having the replacement cap made. Ken Warren noted that the repaired section of wall would be painted with the updated colors.

Discussion followed regarding the homeowner's responsibility to maintain the wall. Ken will send the Board the wording from the Declaration regarding this.

SABAL KEY GATE – The Gate Doctor has installed the new gate entry system and it is operational. The next step is to clean up the entries in the gate system database. A letter will be sent to Sabal Key residents asking for their name, entry phone number, existing gate code(s), and clicker numbers.

NEW BUSINESS

ENTRY AREA GRASS – There was discussion about the condition of the grass at the entry areas. Ken will get a bid on replacing the grass at Sabal Harbour entry and along Sabal Harbour Dr.

SABAL KEY DUMPSTERS – It was noted that someone has put furniture and trash in the dumpster enclosure but not in the dumpster. Another cleanout is needed.

NEWSLETTER – The Board reviewed the newsletter and made some corrections. The date of the Meet Your Neighbor Day was discussed and changed, because of a clubhouse rental conflict, to Sunday June 5th from 1 to 4 pm.

REPORTS

MANAGERS REPORT – See Attachment A.

RESIDENT COMMENTS

None

NEXT MEETING DATE

The next Board meeting will be on June 14, 2011 at 7:00pm.

ADJOURNMENT

The meeting was adjourned at 7:57 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
May 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. 9 homeowners have responded in person, by phone, or email. Other homes have begun action. Sixteen of the 97 homes are in foreclosure. Thirty days have passed since the original letter and we will make another survey of the homes. Second letters will be sent to homeowners who have not responded.

MAINTENANCE

- The Association is currently mowing 9 lawns on foreclosed homes.
- Work has begun on the Wall Repair. Wilson Walls is having the replacement cap made. G&S Landscaping has been contacted and will begin trimming along the wall. On-site work should begin the week of the 16th with trimming
- Sabal Key buildings selected to receive new sod the front lawns and landscaping (as needed) include addresses from 4702 thru 4756 Sabal Key Dr. Additional front lawns will be included from the buildings adjacent to these addresses. We will also include the three lawns noted by Doug Marr if possible. Three different landscape plans for Sabal Key front plantings are being developed.
- The Sabal Key entry system is installed. We will be reviewing the addresses, names and codes in the system and update them as needed.
- The Sabal Harbour irrigation pump hit by lightning has been repaired and is operational as of today. The cost of repairs (\$7,600) will be submitted to the insurance company.
- Painting is being scheduled and will include selected Sabal Key doors, a shutter replacement at Sabal Key, Clubhouse office and baseboards, picnic table cleanup and treatment, and painting a wall section.
- A window broke in the ladies restroom and is being repaired. Cause of the damage is unknown.

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. We are revising the number of cameras, areas covered and checking to see if they can assume maintenance responsibilities for the Sabal Key gates.

FINANCIAL

- Please see the attached summary of Foreclosures and Foreclosure Sales. There are 37 foreclosures in Sabal Harbour and Key. The percentage of foreclosures by area is:

Sabal Harbour (excluding Sabal Key)	4.6 %
Sabal Key	11.3 %

APRIL 2011

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (10,016)	\$ 326	\$ (10,342)
Operating Cash Balance	\$ 185,923	\$ 71,608	\$ 114,315
Change in Operating Cash Balance	\$ 26,217	\$ 2,483	\$ 23,734
Reserve Cash Balance	\$ 470,102	\$ 225,649	\$ 244,453
Change in Accounts Receivable Month	\$ 2,146		
Change in Accounts Receivable Y-T-D	\$ 16,198		