

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
May 22, 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, Oak trimming, entry lights and wall repairs. A resident commented on the request for a shed.

**APPROVAL OF MINUTES**

John Nesbitt made a **motion**, seconded by Doug Marr, to approve the minutes of the April 10, 2012 Board meeting. **The motion passed unanimously.**

**OLD BUSINESS**

**RECREATION AREA FENCE** – Ken Warren gave a status report on the Access Cards. Ken noted that owners will receive a letter on obtaining the Access Cards. The letter will include times/dates the office will be open and the policies regarding the Access Cards.

Director Shawn Miller joined the meeting at this point.

**SABAL KEY BUILDING PAINTING** – Ken Warren met with Wilson Walls to review the stucco issues. Wilson Walls will be preparing information on the cost of performing all of the work and an estimate of the cost if each homeowner contracted the work separately.

**SPRING FLING** – The Spring Fling will be May 26 at 8:30 to 11:00 am. The Board discussed the logistics.

**NEW BUSINESS**

**WEB COMMUNICATIONS** – It was noted that the recent web communications were mostly about renting the clubhouse. There was a request to pressure wash the fence along the east side of the community.

**UMBRELLAS AT POOL** – The Board discussed the possibility of having umbrellas at the pool area. Pros and cons were discussed. The Board decided by consensus that this issue should be revisited after some experience with the recreation area fence. Revisit this issue in September.

**ARC REVIEW OF SHED REQUEST** – An ARC request for permission to place a shed on a property was presented to the Board. It was noted that according to the

Declaration the Board has the authority to consider this type of request. It was decided that some of the Board members can meet and review the location.

**MANAGERS REPORT**

See Attachment A.

**RESIDENT COMMENTS**

A resident presented photos of the entrance area landscaping and requested that the Board review and change landscape companies. The photos will be presented to the current landscaper and discussed at a meeting called by management. Shawn Miller noted that the irrigation has been running every day. Ken Warren will notify the landscaper. The fence on 45<sup>th</sup> Street is in disrepair. It was noted that this fence was erected by the County.

A resident asked if there had been any consideration of putting shade “tarps” over the playground. The Board will look at this in conjunction with the pool area umbrellas.

It was noted that a sign post had been broken off in the median at the Sabal Harbour entrance. Ken Warren will have this removed.

A request was made to place a speed table in the road prior to the clubhouse entry. It was noted that this would a request to the County.

**NEXT MEETING DATE**

The next Board meeting will be Tuesday, June 26, 2012 at 7:00pm at the Sabal Harbour Clubhouse.

**ADJOURNMENT:**

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

A large, stylized handwritten signature in black ink, appearing to read 'Ken Warren', is written over the text 'Respectfully submitted,'.

Ken Warren, Acting Secretary.

**MANAGEMENT REPORT**  
**May 2012 Board Meeting**

***VIOLATIONS***

- The “violation sweep” for lawns, landscape, and building conditions will continue. This year we will include mailbox maintenance in the letter. 57 Landscape violations have been sent.

***MAINTENANCE***

- The Association is currently mowing 5 lawns on foreclosed homes.
- Entrance lighting system at 45<sup>th</sup> Street Sabal Harbour entrance is completed
- Entrance lighting at 44<sup>th</sup> Ave. has been completed
- Met with Attorney Wells regarding Sabal Key stucco responsibilities.
- Met with Wilson Walls to discuss Sabal Key stucco. Bids being prepared.
- Three buildings in Sabal Key have been chosen for landscape replacement.
- Landscape replacement will take place for missing hedges along Sabal Harbour Dr. and in front of the Clubhouse.
- The north Sabal Harbour entry sign pulled away from the wall. Met with Wilson Walls to assess the cause and repair. The fasteners had failed due to age and improper installation of the placard. Proper repairs were made.

***SECURITY***

- The fencing around the Recreation Area has been installed. The gates are installed and the entry system has been completed.
- Input of resident data to the entry system is in progress. Currently more than three-fourths of the entry has been completed. Remaining entry should be completed next week.
- Repairs to the North fence and gate in Sabal Key have been completed
- Security is scheduled for 9 hours per week for June.

***FINANCIAL***

- Met with Daley Appraisal to update the appraisal on Sabal Key buildings.
- Audit will begin in June. Financial data and records will be presented to auditor within the next three weeks.

## APRIL 2011

### QUICK ANALYSIS

	<b>Total</b>	<b>Sabal Harbour</b>	<b>Sabal Key</b>
<b>YTD Expenses Over (Under) Budget</b>	<b>\$ 19,984</b>	<b>\$ 4,268</b>	<b>\$ 15,716</b>
<b>Operating Cash Balance</b>	<b>\$ 213,504</b>	<b>\$ 40,559</b>	<b>\$ 172,945</b>
<b>Change in Operating Cash Balance</b>	<b>\$ 53,798</b>	<b>\$ (28,566)</b>	<b>\$ 82,364</b>
<b>Reserve Cash Balance</b>	<b>\$ 344,151</b>	<b>\$ 172,534</b>	<b>\$ 171,617</b>
<b>Change in Accounts Receivable Month</b>	<b>\$ (11,921)</b>		
<b>Change in Accounts Receivable Y-T-D</b>	<b>\$ 19,971</b>		