

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
June 14, 2011**

**CALL TO ORDER**

The meeting was called to order by Reggie Funderburk at 7:01 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 Brian Hill, to approve the minutes of the May 10, 2011 Board Meeting as presented. **The motion passed unanimously.**

**OLD BUSINESS**

**WALL REPAIRS** –Wilson Walls has taken a sample of the wall cap and is having the replacement cap made. When the cap is received the wall repairs will begin. Ken Warren noted that the repaired section of wall has been painted with the updated colors. Discussion followed about the colors. Alternate colors will be painted and the Board notified when the colors are ready for review.

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

**SABAL HARBOUR ENTRY GRASS** – Ken Warren presented the bid for the front entry grass. Discussion followed about the use of Celebration Bermuda. It was noted that this was also known as Roadside Bermuda.

**ACTIVITIES** – The Board discussed Community Activities. A question was raised about informing residents about activities. It was noted that to help with the distribution of the newsletter at Sabal Key a covered document box could be installed at the mail kiosk.

**NEW BUSINESS**

**LAKE RECREATION USE** – The use of the lakes for recreation was discussed. Of concern was some kids boating on the lakes. Shawn Miller stated that the By-laws already prohibit this type of activity. Ken Warren will check the documents for this statement.

**SABAL KEY DOG WASTE** – The Board discussed the pet waste problem at the Sabal Key common areas. Suggestions included signs and pet waste stations. Peer pressure

was also mentioned as a deterrent. It was agreed that 6 "dog waste" signs will be made and a notice posted at the Sabal Key bulletin board.

**POOL USE INCIDENT** – The Board discussed a reported incident at the pool. A group at the pool had glass beer bottles and were asked to remove them. They refused and a confrontation occurred between them and a resident. The police were called. Shawn Miller asked about securing the pool area with some type of fence and access control. Discussion followed. This issue will be placed on the next agenda for further discussion.

**REPORTS**

**MANAGERS REPORT** – See Attachment A.

**RESIDENT COMMENTS**

A resident requested that the Association have a rule that residents have to have IDs to use the common areas. Paying for security at the pool on an hourly basis was also suggested.

**NEXT MEETING DATE**

The next Board meeting will be on July 12, 2011 at 7:00pm. Because of Board member's schedules the August meeting will be moved to August 2, 2011. Ron Levene will be out of town in September and October.

**ADJOURNMENT**

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

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

Ken Warren, Acting Secretary.

## **MANAGEMENT REPORT**

### **June 2011 Board Meeting**

#### ***VIOLATIONS***

- One person, Mrs. Luisa Prada-Bockover, has volunteered for the Fining Committee. We require at least three persons who are not Board members on the Committee. Because Committee members are “conflicted out” of meetings involving their immediate neighbors we need more than three members to have alternates.
- Another survey of the homes with landscape violations will be made this week. Second letters will be sent to homeowners who have not responded to the initial letter and are still in violation.

#### ***MAINTENANCE***

- The Association is currently mowing 10 lawns on foreclosed homes.
- Work has begun on the Wall Repair. Wilson Walls is having the replacement cap made. G&S Landscaping has been trimming along the wall. On-site work on the walls should begin next week.
- Investigated a complaint about severe soil erosion from a pond. I found that the erosion was happening well into the yard, possibly from a broken irrigation line or pool leak. The owner was notified.
- A resident(s) reported the Association to the County for violation of the watering restrictions. The County threatened to give the Association a citation. We notified them that we were having the irrigation system times changed
- 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.
- Painting has been completed of the Clubhouse baseboards, outside bathroom doors, office (except for ceiling touchup), benches and picnic tables. Painting is being scheduled and will include selected Sabal Key doors, a shutter replacement at Sabal Key.
- Cleanout of the Sabal Key dumpster enclosures.

#### ***SECURITY***

- The off-duty officer is being scheduled for June at 12 hours per week on a random schedule. Summer months will have 12 hours per week of security.
- 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 %