

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
June 26, 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, John Nesbitt, and Irma Simpson, representing a quorum. Also present were Ken Warren 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

A resident expressed her disagreement with the policy of one Access Card per household. She requested that one card be issued to her tenant and one to her. The request was denied.

APPROVAL OF MINUTES

Irma Simpson made a **motion**, seconded by John Nesbitt, to approve the minutes of the May 22, 2012 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

RECREATION AREA FENCE – Ken Warren reported that the Recreation Area Fence gates were now secured by the electronic locks and the Access Card System was operational. Over 300 Access Cards have been distributed to the owners.

SABAL KEY BUILDING PAINTING – Ken Warren received a bid from Wilson Walls to repair the stucco at Sabal Key. This information has been presented to the Attorney for a letter to be sent to Sabal Key owners.

NEW BUSINESS

BOARD MEMBERS – Brian Hill provided notification that he had sold his house and was moving from the neighborhood. As of the meeting the Association had not received written notification of his resignation.

It was noted that Shawn Miller had missed three meetings out of the last five and was late to the last meeting.

Reggie Funderburk made a **motion**, seconded by Ron LeVene, to remove Brian Hill and Shawn Miller from the Sabal Harbour Homeowners Board of Directors effective immediately. **The motion passed unanimously.**

ARC REQUESTS – An ARC request for permission to place a fence on a lake lot was reviewed by the Board. The Board reviewed the survey and fence placement. The proposed fence was 6 foot on the sides (to the edge of a pool cage) and 3 foot at the lake end. The Board came to the consensus that the six foot high fence could not extend beyond the edge of the house (not to the edge of the pool cage).

A resident submitted a request to remove an Oak Tree. The Board arrived at the consensus that the request was approved subject to the owner obtaining Manatee County's permission to remove the tree.

MANAGERS REPORT

See Attachment A.

RESIDENT COMMENTS

None

NEXT MEETING DATE

The next Board meeting will be Tuesday, July 24, 2012 at 7:00pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Ken Warren, Acting Secretary.

MANAGEMENT REPORT

June 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.
- Met with the landscaper and two board members to discuss landscaping issues.
- Irrigation at 44th Ave. was on for 24 hours. Problem was a stuck valve and has been repaired.
- Met with Wilson Walls to discuss Sabal Key stucco. Attention was given to repairs around the window frames in the back of the units. A solution was devised using a fascia which will allow for better caulking surface and water runoff. Bid was received and being forwarded to the attorney.
- 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 roofer was called to look at two leaks in the Sabal Key townhomes.

SECURITY

- The fencing around the Recreation Area has been installed. Over 300 Access Cards have been issued. The gates went active on June 19, 2012.
- Security is scheduled for 9 hours per week for June.

FINANCIAL

- Daley Appraisal completed the appraisal on Sabal Key buildings. The appraisal was sent to the insurance company. The insurance company will issue a refund of premium for approximately \$40,000.
- Audit will begin in June. Financial data and records will be presented to auditor within the next three weeks.

MAY 2011

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ 25,991	\$ 4,731	\$ 21,260
Operating Cash Balance	\$ 229,582	\$ 39,721	\$ 189,861
Change in Operating Cash Balance	\$ 16,078	\$ (838)	\$ 16,916
Reserve Cash Balance	\$ 344,732	\$ 172,544	\$ 172,188
Change in Accounts Receivable Month	\$ (6,159)		
Change in Accounts Receivable Y-T-D	\$ 25,733		