

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
July 24, 2012**

CALL TO ORDER

The meeting was called to order by Reggie Funderburk at 7:05 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Reggie Funderburk, Doug Marr, 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 noted that the Tennis Court Gate wasn't working properly. It was noted that Management was aware of this and it was being repaired.

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Irma Simpson, to approve the minutes of the June 26, 2012 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

SABAL KEY BUILDING PAINTING – The Sabal Key Stucco repair was discussed. The Board will hold a meeting with the Association's Attorney to discuss a letter and ballot to be sent to the Sabal Key residents regarding the responsibility for repairing the stucco. The Special Board Meeting will be held on Wednesday, August 1, 2012 at 6:00 pm subject to the availability of the Attorney.

NEW BUSINESS

CLUBHOUSE RENTAL REQUEST – A resident had requested an ongoing clubhouse rental for a Zumba Class at a reduced rental rate. Discussion followed. It was noted that while this would be open to Sabal Harbour residents, it was not primarily directed at the residents and would be open to the public at large for a fee.

John Nesbitt made a **motion**, seconded by Irma Simpson, to deny the request for the clubhouse rental for Zumba classes. **The motion passed unanimously.**

MANAGERS REPORT

See Attachment A.

RESIDENT COMMENTS

A resident asked what was happening with the 45th Street expansion project. The Board noted that Irma Simpson was in contact with Peridia and Fairfax representatives. There will be a meeting of these representatives soon. It was also noted that the expansion project was delayed for at least two years.

NEXT MEETING DATE

A special Board Meeting with the Attorney will be held on Wednesday, August 1, 2012 at 6:00 pm. This will be a closed meeting for discussion of legal matters.

The next Board meeting will be Tuesday, August 14, 2012 at 7:00pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,



Ken Warren, Acting Secretary.

MANAGEMENT REPORT
July 2012 Board Meeting

VIOLATIONS

- Violations written include 3 storage violations, 1 sign violation, 1 dog violation and 1 trailer violation.

MAINTENANCE

- The Association is currently mowing 5 lawns on foreclosed homes.
- Replacement of bushes in front of the clubhouse will take place within two weeks.
- The attorney is preparing the letter to Sabal Key owners regarding the stucco responsibility. The letter will be available this week and will be distributed to the Board for review.
- Three buildings in Sabal Key have been chosen for landscape replacement.
- The exit gate at Sabal Key has been damaged and was repaired. It was apparently hit by a vehicle.
- The entry and exit gate system at Sabal Key has been reviewed by USA Fence. It was noted that the gate hinges are near the end of their useful life and the operators on the exit side are the oldest and may be due for replacement. Management will get a cost estimate for planning purposes.
- The Sabal Key irrigation controllers were vandalized. Repairs were made and the enclosure was secured with a cable and lock.
- A palm tree in the front roadway median has died. It and the adjacent palm will be removed and stump-ground.
- Oaks along the Sabal Key wall will have the canopy raised and be thinned out.

SECURITY

- A bad card reader at the tennis courts is being repaired.
- Security is scheduled for 9 hours per week for June.

FINANCIAL

- Audit is in process. On-site work began today.
- \$2,174 has been collected on delinquent accounts to clear Access Cards that were suspended.

JUNE 2012

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ 25,592	\$ 3,491	\$ 22,101
Operating Cash Balance	\$ 236,617	\$ 28,816	\$ 207,801
Change in Operating Cash Balance	\$ 7,035	\$ (10,905)	\$ 17,940
Reserve Cash Balance	\$ 322,321	\$ 150,109	\$ 172,212
Change in Accounts Receivable Month	\$ 5,464		
Change in Accounts Receivable Y-T-D	\$ 31,197		