

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
September 20, 2011**

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, Brian Hill, Doug Marr, Sean 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

A resident commented that the Board should adopt rules for the access to the recreation area once the fence is installed. Suggestions included limiting the number of guests and a committee for oversight.

APPROVAL OF MINUTES

Irma Simpson made a **motion**, seconded by John Nesbitt, to approve the minutes of the August 2, 2011 Board Meeting as presented. **The motion passed unanimously.**

OLD BUSINESS

WALL REPAIRS –Wilson Walls is nearly completed with the repair work. One small section remains to be completed. The painting of the wall along 45th Street has started.

PROPOSED LAKE USE RULE CHANGE – John Nesbitt made a **motion**, seconded by Doug Marr to adopt:

Lake Use Policy

The primary purpose of the lakes in Sabal Harbor is the retention of drainage and storm water runoff. Water from the streets actually drain into our lakes. The lakes also serve to store runoff from individual lots as they drain to the streets or directly to the lakes. Runoff from the lots include fertilizer, pesticides, debris, etc. which ends up in the lakes. In addition, the maintenance of the lakes requires the use of chemicals to control algae, weeds, etc.

Because of the nature of our lakes, recreational use is prohibited:

- *No boating.*
- *No swimming.*
- *No fishing.*
- *No removal of lake water for irrigation or any other uses.*

The motion passed unanimously.

RECREATION AREA FENCE – Shawn Miller discussed the need to use heavier fence material. Cooper Creek has both types of fencing, but it was of lighter material. The aluminum fence pickets have been bent to allow access. Heavier material would help prevent this.

Discussion followed in regards to including the athletic field and playground inside the fence or only fencing the pool and basketball court area. John Nesbitt made a **motion**, seconded by Doug Marr to table the discussion until the next Board meeting. **John Nesbitt, Doug Marr and Irma Simpson voted in favor. Reggie Funderburk, Brian Hill and Sean Miller voted against. The motion did not carry a majority.**

Reggie Funderburk asked Board members to review the issue over the next few weeks. The Board discussed how the athletic field was used.

NEW BUSINESS

2012 BUDGET – Development of the 2012 budget has started. Management will present a draft for Board discussion.

ARC REQUEST – The ARC request was reviewed and resolved by the ARC prior to the Board Meeting. No action was required by the Board.

51st STREET EROSION – Ken Warren noted that there was significant erosion from residents' yards into the 51st Street drainage ditch. The Board noted that this might be under warranty from Pulte Development. Ken Warren will follow up with Pulte.

REPORTS

MANAGERS REPORT – See Attachment A.

RESIDENT COMMENTS

A resident noted that there were ATVs and dirtbikes that used the athletic field.

A resident asked about recent foreclosure activity.

NEXT MEETING DATE

The next Board meeting will be set at the Annual Meeting.

ADJOURNMENT

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

Respectfully submitted,

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

Ken Warren, Acting Secretary.

MANAGEMENT REPORT
September 2011 Board Meeting

VIOLATIONS

- We have 2 volunteers 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.
- The potential separate metering for irrigation requires two separate water meters which significantly increases the cost. This is not a viable option for recommendation to homeowners with landscape violations.
- Violations were written on Landscaping, Storage and Commercial Vehicle violations.
- Pet waste signs were placed on Sabal Key common areas.

MAINTENANCE

- The Association is currently mowing 11 lawns on foreclosed homes.
- On-site wall repair work is almost complete. One section of tree trimming needs to be completed along Runabout Way.
- The 45th Street walls have been painted and the fence pillars and entrances are in the process of being painted.
- A pressure relief valve was stuck open in Sabal Key causing brief water shutoffs. Gallo Plumbing was called to make repairs. A main valve, on the County’s side of the meter, needs repair.
- Residents reported overflowing recycling containers in Sabal Key. After removing inappropriate items visible in the bins the containers were still not picked up. After inspecting the bins again it was found that the two containers could not be moved because of water in the bins. Holes were drilled to relieve the water pressure.
- During a windstorm, part of the clubhouse roof shingles blew off. Florida Southern Roofing repaired the damage within two days. No water damage to the clubhouse occurred.

SECURITY

- The summer hours for the recreation area have expired. Envera has been notified.
- The off-duty officer is being scheduled for September at 9 hours per week on a random schedule.
- Envera Security is replacing the lanai speaker with a speaker inside a vandal resistant box.

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)	5.3 %
Sabal Key	10.0 %

AUGUST 2011

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (30,431)	\$ (15,232)	\$ (15,199)
Operating Cash Balance	\$ 278,686	\$ 61,263	\$ 217,423
Change in Operating Cash Balance	\$ 11,144	\$ (11,309)	\$ 22,453
Reserve Cash Balance	\$ 406,930	\$ 203,716	\$ 203,214
Change in Accounts Receivable Month	\$ 12,493		
Change in Accounts Receivable Y-T-D	\$ 73,313		