

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
September 11, 2012**

**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, 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.

**APPROVAL OF MINUTES**

John Nesbitt made a **motion**, seconded by Irma Simpson, to approve the minutes of the July 24, 2012 Board meeting. **The motion passed unanimously.**

**OLD BUSINESS**

**SABAL KEY STUCCO VOTE** – The Sabal Key Stucco Vote has passed with a majority of the owners (86 of the 150 homes) voting in favor of the Association assuming the responsibility of Stucco maintenance through reserve funds.

Doug Marr made a **motion**, seconded by Reggie Funderburk, to accept the proposal from Wilson Walls to perform stucco repairs. **The motion passed unanimously.**

**NEW BUSINESS**

**ANNUAL MEETING** - Reggie Funderburk made a **motion**, seconded by Doug Marr, to schedule the Annual Meeting for December 5, 2012. **The motion passed unanimously.**

The Nominating Committee will consist of Reggie Funderburk representing the Board and two residents to be appointed.

**MANAGERS REPORT**

See Attachment A.

**RESIDENT COMMENTS**

A resident requested that the center island be marked with reflectors or white paint. It was noted that the street markings may be the responsibility of the County.

A resident reported that 4906 Bookelia was for sale but that the lawn was not being maintained. Ken Warren will contact the real estate agent to address this.

Irma Simpson requested a clock and new rule sign at the pool area.

A resident suggested that an electronic sign board be purchased that could be used for meeting notices, events and information. John Nesbitt said he could provide some additional information on electronic signs.

**NEXT MEETING DATE**

The next Board meeting will be Tuesday, October 9, 2012 at 7:00pm at the Sabal Harbour Clubhouse.

**ADJOURNMENT:**

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

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

Ken Warren, Acting Secretary.

**MANAGEMENT REPORT**  
**September 2012 Board Meeting**

***MAINTENANCE***

- The Association is currently mowing 6 lawns on foreclosed homes.
- The irrigation system at Sabal Harbour is under repair. The control computer was apparently hit by lightning and the motherboard replaced. Repairs should be finished this week.
- The irrigation system at Sabal Key was repaired. The pump head motor was malfunctioning and some of the wiring burnt, possibly as a result of lightning strike. The system is now operational.
- Replacement of bushes in front of the clubhouse will take place towards the end of the year. Problems with the irrigation system has delayed the replanting.
- Three buildings in Sabal Key have been chosen for landscape replacement. Replacement will be performed during the fall. In addition a mulch path is being installed between two buildings where grass will not grow due to heavy use.
- The exit gate at Sabal Key is under repair.
- 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.
- A palm tree in the front roadway median has died. It and the adjacent palm have been removed and stump-ground.
- Oaks along the Sabal Key wall will have the canopy raised.

***SECURITY***

- Security is scheduled for 9 hours per week for September.
- Hours have been changed on the entry gates, video monitoring, and bathroom doors.

***FINANCIAL***

- Audit has been completed. The auditor issued an unqualified opinion and no significant issues were noted. An issue noted by the auditor in verifying Manatee County Sheriff hours worked had already been addressed prior to the report being issued.