

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
January 27, 2015**

CALL TO ORDER

The meeting was called to order by Irma Simpson at 7:00 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Tim Birkey, Reggie Funderburk, John Nesbitt, John Pardi, 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.

RESIDENT COMMENTS

A resident noted that the tennis court lock was broken.

ELECTION OF OFFICERS

John Nesbitt made a **motion** that Irma Simpson be elected President. Irma Simpson declined the position. **The motion did not receive a second.**

Irma Simpson made a **motion** that Reggie Funderburk be elected President, Irma Simpson be elected Vice President, John Pardi be elected Treasurer and John Nesbitt be elected Secretary. John Nesbitt seconded the motion. **The motion passed unanimously.**

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Reggie Funderburk to approve the minutes of the December Board meeting. **The motion passed unanimously.**

OLD BUSINESS

4505 Sanibel Way – This property is in foreclosure and currently has the garage boarded up. Reggie Funderburk noted that there has been a crew doing interior renovations recently. The garage door will probably be replaced soon as it appears they are getting the property ready for sale.

NEW BUSINESS

Tennis Court Resurfacing – **John Nesbitt made a motion**, seconded by Reggie Funderburk, to accept Lawson Court's proposal to resurface the tennis courts at a cost of \$12,840. **The motion passed unanimously.**

MANAGERS REPORT

See Attachment A.

RESIDENT COMMENTS

A resident noted that dog waste is being left on the sidewalks. Other comments included the website not being up to date, weeds in Lake 11, trash in dumpsters at Sabal

Key, and a comment that the Sabal Key mulch is easily tracked in by shoes because it is shredded so fine. A complement was given for the Holiday lights this year.

NEXT MEETING DATE

The next Board meeting is scheduled for Tuesday February 10, 2015 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 7:45 pm.

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.

ATTACHMENT A

MANAGEMENT REPORT
January 2015 Board Meeting

MAINTENANCE/MANAGEMENT

- Oak trees have been trimmed along the property edge behind Lake 8 (Useppa Dr. near north entrance).
- Riprap has been installed in the median areas along Sabal Harbour Dr. and Cayo Costa Dr.
- A pool heater was tripping the circuit breaker. The circuit breakers were replaced.
- SK – The new entry system has been installed on the Breakwater entrance of Sabal Key and is operational.
- Lawson Courts was called to assess the condition of the tennis and basketball courts. They provided a proposal to repair the tennis courts.

SECURITY

- Security is scheduled for 9 hours per week through February.

FINANCIAL

DECEMBER 2014

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ 4,638	\$ 6,493	\$ (1,855)
Operating Cash Balance	\$ 193,587	\$ 63,744	\$ 129,843
Change in Operating Cash Balance	\$ (104,872)	\$ 3,473	\$ (108,345)
Reserve Cash Balance	\$ 525,077	\$ 283,691	\$ 241,386
Accounts Receivable	\$ 405,322		
Change in Accounts Receivable Month	\$ 6,738		
Change in Accounts Receivable Y-T-D	\$ (12,132)		