

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
January 9, 2013**

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 Ron LeVene, Stefani Lis, Doug Marr, John Nesbitt, and Irma Simpson, representing a quorum. Also present were Ken Warren of Avatar Property Management Group, Inc. and several homeowners.

At 7:05 pm Reggie Funderburk joined the meeting.

PROPER MEETING NOTICE

The meeting notice was posted in accordance with the bylaws of the Association and in accordance with Florida Statutes.

RESIDENT COMMENTS

None

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Reggie Funderburk, to approve the minutes of the December 5, 2012 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

SABAL KEY PAINTING – The Sabal Key buildings are being pressure washed and painting will begin soon. The approved building colors were presented and discussed by the Board.

NEW BUSINESS

SABAL KEY WATER DAMAGED HOME – 4536 Runabout Way has water damage. There is a concern that the damage could affect the adjacent units. Ken Warren noted that the owner had been contacted regarding the damage. It was noted that the association does not have the right to enter the unit. The Board asked Ken Warren to ask the Attorney about the options the Association has in this matter.

FACEBOOK ACCOUNT - There is a Sabal Harbour FaceBook account that was created by a former Board member. The Association does not have control of the account. Ken Warren will contact the former Board member to ask for the access information. Stefani Lis offered to assist.

RESIDENT COMMENTS

A Resident noted that a street light was out and asked who's responsible for repairs. It was noted that FPL is responsible for the repairs.

NEXT MEETING DATE

The next Board meeting will be on Tuesday, February 12, 2013 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 7:44 pm.

Respectfully submitted,



Ken Warren, Acting Secretary.

MANAGEMENT REPORT
January 2013 Board Meeting

MAINTENANCE

- A pool heater (#3) was replaced. Pool heater #4 had the fan/motor replaced and should be able to finish the season.
- We have tried to get USA Fence to repair the tennis gate and improve the security of the current latches. Although they have noted the repairs, they have been unresponsive in actually fixing the issues. We will have Bonds Fence inspect the repairs and provide a price to fix. We will also review our options to recoup the expense with the attorney.
- Replacement of bushes in front of the clubhouse will take place this month.
- Three buildings in Sabal Key have been chosen for landscape replacement. Replacement will be performed after the building painting.
- Sabal Key Building painting is proceeding. The front exteriors are being washed prior to painting.
- Sabal Key exit gate in the front of property is under repair.
- The Association's Attorney has been asked about the responsibilities for interior rodent control in Sabal Key homes. The interior pest control, including rodents, would be the responsibility of the homeowners.
- The Association's Attorney was also asked about the Association's responsibility to replace hurricane shutter rails/hardware removed to effect stucco repairs. The hurricane shutter hardware should be replaced by an approved installer. This would be the individual homeowners responsibility.

SECURITY

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

FINANCIAL

- Budget was completed and coupon books sent by the Bank. We are working with the Bank regarding missing and incorrect coupon books.
- After seeking competitive bids, PCS Insurance provided the Association with coverage for \$30,000 less than our current company. The property insurance is more comprehensive and other insurance coverages are comparable. In order to assess the change in property coverage, I consulted with an independent insurance agent that we work with who provided a positive opinion of the change in carriers.
- Work on the year end financials has begun. We will distribute them as soon as they are available.