

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
October 23, 2012**

**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, Ron LeVene, 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.

**RESIDENT COMMENTS**

None

**APPROVAL OF MINUTES**

John Nesbitt made a **motion**, seconded by Irma Simpson, to approve the minutes of the September 11, 2012 Board meeting. **The motion passed unanimously.**

**OLD BUSINESS**

**SABAL KEY STUCCO REPAIRS** – Wilson Walls has completed the stucco repairs and Klarkowski Group is beginning the painting of the building sides and backs.

**NEW BUSINESS**

**LAKE 11** - Lake 11 is having a weed problem. John Nesbitt has notified the vendor and the issue is being taken care of satisfactorily.

**ARC REQUESTS** – Three ARC Requests were brought to the Board for Consideration. A request for a backyard playground was reviewed. **The Board approved the request with Ron LeVene, Doug Marr, John Nesbitt, and Reggie Funderburk voting in favor. John Nesbitt voted against.**

A request for the installation of a water softener in front of a Sabal Key home was reviewed. It was noted that the installation would be partially below ground level and screened by bushes. The water softener would have to be located in front of the home for access to the water line. **The Board approved the request unanimously.**

A request for a metal shed to be located in a fenced backyard was reviewed. **The Board denied the request unanimously.**

**DRIVEWAYS** – It was noted that several of the neighborhood driveways are dirty. Especially at this time of year with the acorns dropping and getting ground into the concrete. Ken Warren will review the neighborhood for appearance violations and notify owners to clean driveways. A question was raised about removing Oaks. At one time the County indicated that Sabal Harbour could get blanket permit to remove Oaks. Ken Warren will follow up with the County.

**MANAGERS REPORT**

See Attachment A.

**RESIDENT COMMENTS**

None

**NEXT MEETING DATE**

The next Board meeting will be a budget workshop on Wednesday, November 7, 2012 at 6:00pm at the Sabal Harbour Clubhouse.

**ADJOURNMENT:**

The meeting was adjourned at 7:50 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**  
**October 2012 Board Meeting**

***MAINTENANCE***

- USA Fence has begun warranty work on the perimeter fence. The tennis court gate will be repaired. The latches will be made more secure. The drop rod receiver has been installed at the 10' utility gate.
- The irrigation system at Sabal Harbour is operational. Leaks which were causing the system to run have been located and an additional valve installed to prevent this in the future.
- The irrigation system at Sabal Key is operational. A pressure tank has been replaced.
- Replacement of bushes in front of the clubhouse will take place towards the end of the year. Problems with the irrigation system have 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 stucco repairs in Sabal Key have been completed. Painting (sides and backs of buildings) has been completed on 5 buildings.
- A leak in the water main shutoff valve has been repaired. The valve required repacking so the repair cost was minimal.
- Sabal Key exit gate in the rear of property has been repaired. Previously the arm was attached by nylon nuts to prevent damage from a vehicle hit. Someone was removing the nuts to take the arm off. When the arm was reattached the unknown person removed the nuts almost immediately. I also reattached the arm at one time but it was removed again. To prevent this locking nuts have been used.
- A/C in clubhouse required repairs. Water from the overflow saturated the carpet in the storage room and the carpet was removed.

***SECURITY***

- Security is scheduled for 9 hours per week through the remainder of the year.

***FINANCIAL***

- The draft of the budget has been completed and turned over to the Board for review.
- I am working with HRH and two other agents to see if we can reduce the insurance cost with different carriers.

## SEPTEMBER 2012

### QUICK ANALYSIS

	<b>Total</b>	<b>Sabal Harbour</b>	<b>Sabal Key</b>
<b>YTD Expenses Over (Under) Budget</b>	\$ (3,906)	\$ 2,431	\$ (6,337)
<b>Operating Cash Balance</b>	\$ 235,971	\$ 55,124	\$ 180,847
<b>Change in Operating Cash Balance</b>	\$ (113,480)	\$ 1,621	\$ (115,101)
<b>Reserve Cash Balance</b>	\$ 420,706	\$ 150,115	\$ 270,591
<b>Change in Accounts Receivable Month</b>	\$ (12,520)		
<b>Change in Accounts Receivable Y-T-D</b>	\$ 1,104		