

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
October 23, 2013**

CALL TO ORDER

The meeting was called to order by Irma Simpson at 6:45 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Irma Simpson, Ron LeVene, Stefani Lis, and John Nesbitt, 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

OLD BUSINESS

2014 BUDGET APPROVAL - The proposed budget was presented to the Board of Directors for consideration. John Nesbitt made a **motion**, seconded by Ron LeVene, to approve the 2014 Sabal Harbour Homeowners Association Budget, with a monthly assessment of \$54 for all residents and a monthly assessment of \$279 for Sabal Key residents. **The motion passed unanimously.**

NEW BUSINESS

NONE

RESIDENT COMMENTS

A resident asked about the 45th Street expansion. Another resident reported that 4543 Cabbage Key requires mowing (foreclosed unit).

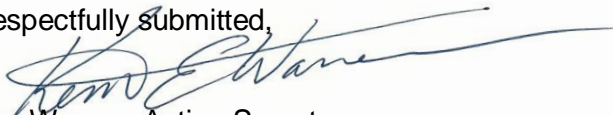
NEXT MEETING DATE

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

ADJOURNMENT:

The meeting was adjourned at 7:15 pm.

Respectfully submitted,



Ken Warren, Acting Secretary.

**SABAL HARBOUR/SABAL KEY
2014 BUDGET**

SABAL HARBOUR

Account Number	DESCRIPTION	Year 2013 Budget	Estimated 2013 Expenses	2014 Budget
COMMON GROUNDS				
7120	Lawn Care	77,760	70,620	73,480
7125	Seasonal Plantings	960	960	960
7130	Mulch	7,500	7,500	7,500
7140	Tree Trimming	2,200	2,200	2,420
7150	Sprinkler Irrigation	8,000	13,931	9,200
TOTAL		96,420	95,211	93,560
MAINTENANCE				
7220	Pest Control	700	525	700
7410	Pool Service	8,320	7,920	8,320
7415	Pool Repairs & Supplies	1,330	1,254	1,330
7440	Clubhouse Maintenance	1,000	9,948	3,000
7450	Janitorial	7,840	8,463	7,840
7460	Common Area Maintenance	5,600	5,605	5,600
7470	Fence Repair	0	4,493	
7490	Lake Maintenance	13,700	13,700	13,700
TOTAL		38,490	51,908	40,490
UTILITIES				
7510	Water/Sewer	2,100	2,391	2,100
7520	Electric	33,800	36,060	33,800
7540	Trash Removal	600	461	600
TOTAL		36,500	38,912	36,500
ADMINISTRATION				
7810	Insurance - Property/DO/Liab	9,390	8,716	13,230
7820	Legal/Professional	2,500	16,769	5,000
7825	Accounting Services	6,050	5,400	5,450
7835	Fees, Dues, License	310	311	310
7840	Income Tax	820	0	820
7841	Real Estate Taxes	520	520	520
7850	Security Monitoring & Repair	7,760	1,901	3,920
7855	Common Area Security	15,440	17,613	15,440
7870	Management Fee	42,570	42,576	43,850
7875	Telephone	2,520	2,105	2,520
7880	Office Supplies, Postage, Etc.	5,000	4,996	5,000
7885	Bank Charges	50	0	50
7886	Maintenance Coupon Fees	1,890	2,037	1,890
7890	Newsletter/Website	1,200	308	1,200
7895	Miscellaneous	1,200	600	1,200
TOTAL		97,220	103,852	100,400
SPECIAL PROJECTS				
	Entry Landscaping	20,000	20,000	
	Parking lot paving			20,000
TOTAL		20,000	20,000	20,000
SABAL HARBOUR OPERATING EXPENSES		288,630	309,883	290,950

**SABAL HARBOUR/SABAL KEY
2014 BUDGET**

SABAL KEY

Account Number	DESCRIPTION	Year 2013 Budget	Estimated 2013 Expenses	2014 Budget
COMMON GROUNDS				
7120	Lawn Care	43,200	43,200	44,460
7125	Seasonal Plantings	960	960	960
7130	Mulch	9,760	7,810	10,740
7140	Tree Trimming	1,250	7,000	2,500
7150	Sprinkler Irrigation	6,600	10,493	7,260
7160	Entrance Gate	3,200	3,200	2,000
TOTAL		64,970	72,663	67,920
MAINTENANCE				
7220	Pest Control	2,500	3,320	4,700
7460	Common Area Maintenance	2,500	2,875	2,500
TOTAL		5,000	6,195	7,200
UTILITIES				
7510	Water/Sewer	72,570	81,867	83,460
7520	Electric	3,450	2,699	3,590
7540	Trash Removal	47,300	47,843	49,700
7550	Gate Telephone	800	908	900
TOTAL		124,120	133,317	137,650
ADMINISTRATION				
7810	Insurance - Property	177,130	128,151	138,100
7820	Legal/Professional	7,810	8,735	9,760
7870	Management Fee	14,220	14,295	14,650
7885	Bank Charges	0	0	0
7886	Maintenance Coupon Fees	490	788	490
7895	Office Supplies and Miscellaneous	380	0	510
TOTAL		200,030	151,969	163,510
SPECIAL PROJECTS				
	Drainage			6,000
				0
TOTAL		0	0	6,000
SABAL KEY OPERATING EXPENSES		394,120	364,144	382,280
TOTAL SABAL HARBOUR HOMEOWNERS		682,750	674,027	673,230

**SABAL HARBOUR/SABAL KEY
2014 BUDGET**

SABAL HARBOUR

Reserve Item	Estimated Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost	Ending Fund Balance 2013	Unfunded Replacement Cost	Statutory Funding Req. 2014
Appliances (Clubhouse)	10	2	7,000	\$ 1,744	\$ 5,256	\$ 2,628
Roof (Clubhouse)	15	2	10,000	\$ 8,502	\$ 1,498	\$ 749
Parking Lot Paving	15	1	12,000	\$ 12,862	\$ -	\$ -
Painting (Building,Walls,Interior)	5	4	40,000	\$ 15,914	\$ 24,086	\$ 6,022
Perimeter Wall	25	8	500,000	\$ 81,970	\$ 418,030	\$ 52,254
Tennis/Basket Ball Courts	7	4	53,000	\$ 32,919	\$ 20,081	\$ 5,020
Pool Deck	20	7	50,000	\$ 41,639	\$ 8,361	\$ 1,194
Pool Heaters	5	4	20,000	\$ -	\$ 20,000	\$ 5,000
Pool Resurfacing	10	7	50,000	\$ 14,606	\$ 35,394	\$ 5,056
Unallocated				\$ 7,848	\$ -	\$ -

Total			\$ 742,000.00	\$ 218,004	\$ 532,706	\$ 77,923
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SABAL KEY

Reserve Item	Estimated Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost	Ending Fund Balance 2013	Unfunded Replacement Cost	Statutory Funding Req. 2014
Painting	6	6	\$ 127,900.00	\$ -	\$ 127,900	\$ 21,317
Stucco	10	9	\$ 57,200.00	\$ -	\$ 57,200	\$ 6,356
Paving	15	7	\$ 100,000.00	\$ 53,608	\$ 46,392	\$ 6,627
Sealcoat	5	3	\$ 13,000.00	\$ 7,201	\$ 5,799	\$ 1,933
Roofs	15	2	\$ 225,000.00	\$ 112,016	\$ 112,984	\$ 56,492
Utilities Reserve	15	7	\$ 60,000.00	\$ 16,202	\$ 43,798	\$ 6,257
Other	10	7	\$ 35,000.00	\$ 10,602	\$ 24,398	\$ 3,485
Unallocated				\$ 600	\$ -	\$ -

Total			\$ 618,100.00	\$ 200,229	\$ 951,177	\$ 102,467
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