

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
November 12, 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 Reggie Funderburk, Irma Simpson, Ron LeVene, John Pardi, 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.

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Ron LeVene to approve the minutes of the September 9, and October 23, 2013 Board meetings. **The motion passed unanimously.**

RESIDENT COMMENTS

None

OLD BUSINESS

45th/44th Street Expansion – Irma Simpson reported on the suggestions compiled by the neighboring associations regarding the street expansion project. There is a meeting with the county on the next Thursday.

Communications and Community Events - Irma Simpson noted some items that will be included in the next newsletter and made a request for additional suggestions.

NEW BUSINESS

NONE

MANAGERS REPORT

See ATTACHMENT A

RESIDENT COMMENTS

A resident was upset that the flag was not flying on Veterans Day. It was noted that the flag was taken down after getting caught in the nearby palm tree on a regular basis. The flag pole is scheduled to be moved, but it could not be done before Veterans Day.

A resident noted that the area on Breakwater Dr. near the tennis courts was very dark at night. A request was made to have FPL put a light in that area.

NEXT MEETING DATE

The next Board meeting will be on Tuesday December 17, 2013 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Ken Warren, Acting Secretary.

MANAGEMENT REPORT
November 2013 Board Meeting

VIOLATIONS

	Violation	Letter	
ABACOS			
4558	ARC	Aug-13	
BOOKELIA			
4809	Trailer	Oct-13	
4814	Parking	Oct-13	
4829	Parking	Oct-13	
4842	Parking	Oct-13	
CAPTIVA			
4504	Trailer	Feb-13	
4508	Landscaping	Aug-09	Sep-13
4511	Landscaping		
EGMONT			
4514	Landscaping	Sep-13	
4518	Landscaping	Jul-09	Jul-13
4551	ARC	Jul-13	
4601	Landscaping	Sep-13	
4605	Landscaping	Sep-13	
4617	Landscaping	Sep-13	
4625	Landscaping	Sep-13	
4637	Landscaping	Sep-13	
4641	Landscaping	Sep-13	
RUNABOUT			
4554	Dog	Jan-13	
SABAL HARBOUR			
4889	Appearance	Nov-13	
SABAL KEY			
4712	Dog	Nov-13	
SANIBEL			
4538	Parking	Apr-13	
4408	Landscaping		
4412	Landscaping	Sep-13	
4421	Boat	Oct-13	
4427	Appearance	Nov-13	
4427	Landscaping	Nov-13	
4428	Landscaping	Sep-13	
4436	Landscaping	Sep-13	Nov-13
4464	Storage	Nov-13	
4464	Parking	Nov-13	

	4538	Landscaping	Nov-13	
	4605	Landscaping	Nov-13	
	4620	Appearance	Nov-13	
Turtle Bay				
	4840	Boat	Oct-13	
USEPPA				
	4407	Landscape	Sep-09	13-Sep
	4508	Storage	Sep-13	
No Address				
	3	Parking		
	2	Commercial		

MAINTENANCE

- SK – Entry landscaping has been completed.
- SK - Landscaping plans have been developed for 4 Sabal Key buildings; 4630 - 4658, 4662 - 4688, 4742 - 4756, and 4760 - 4770. The landscapes will utilize the plant plans developed on earlier renovations. At least one unit will be picked for an experiment in removing the St. Augustine grass and landscaping the entire front.
- SK -Furniture and trash have been removed from the dumpster areas.
- SK -One roof repair was made at Sabal Key.
- Pool heaters are operational and seem to be working with the exception of an intermittent fault on Heater 1. If this continues we will call for repair.
- The recreation area benches and basketball backboards have been repaired and repainted.
- A roof leak has been repaired at the clubhouse. Drywall repair has been scheduled.
- The tennis court lights are being repaired for a general electrical fault.

SECURITY

- Security is scheduled for 9 hours per week through November.
- SK – A second appeal for gate entry system is being sent. We have about half of the information forms returned.

FINANCIAL

SEPTEMBER 2013

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (40,234)	\$ (2,880)	\$ (37,354)
Operating Cash Balance	\$ 301,307	\$ 100,583	\$ 200,724
Change in Operating Cash Balance	\$ 30,563	\$ 11,428	\$ 19,135
Reserve Cash Balance	\$ 340,909	\$ 184,598	\$ 156,311
Accounts Receivable	\$ 408,068		
Change in Accounts Receivable Month	\$ 11,561		
Change in Accounts Receivable Y-T-D	\$ 17,214		