

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
December 13, 2016**

**CALL TO ORDER**

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

**DETERMINATION OF QUORUM**

Present in person were Irma Simpson, Tim Birkey, 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

**APPROVAL OF MINUTES**

**Tim Birkey made a motion, seconded by John Nesbitt to approve the minutes of the November 8, 2016 Board Meeting. The motion passed unanimously.**

**OLD BUSINESS**

**SABAL KEY SIGN – John Nesbitt made a motion, seconded by Tim Birkey to approve the proposal from FastSigns for dimensional letters and sign repair. The motion passed unanimously.**

**NEW BUSINESS**

**POOL VENDOR – John Nesbitt made a motion, seconded by Tim Birkey to approve LaPennse Pools for pool cleaning at \$1,100 per month. The motion passed unanimously.**

**POOL FURNITURE – Tim Birkey made a motion, seconded by John Nesbitt, to order replacement pool furniture at a cost of \$11,696. The motion passed unanimously.** Discussion followed about reducing the number of large tables and dining chairs.

**ENTRANCE PALMS – Ken Warren noted that several of the palm trees at the entry monuments have died or been destroyed during windstorms. At some point the entrances will have to be re-landscaped to accommodate new signature trees or palms. The Board agreed the it would be appropriate to have a landscape architect or designer look at the entrances to develop a plan. This should take place after the construction on 45<sup>th</sup> Street is nearing completion.**

**MANAGERS REPORT**

See Attachment A.

**RESIDENT COMMENTS**

A resident commented on the recent pressure washing of buildings. They requested more notice the next time pressure washing was done. A resident requested more lighting in Sabal Key, it was noted the lights are FPL's.

A resident suggested that small side tables be included in the pool furniture. The board discussed this suggestion.

**NEXT MEETING DATE**

To be determined.

**ADJOURNMENT:**

The meeting was adjourned at 7:54 pm.

Respectfully submitted,

Ken Warren, Acting Secretary.

Attachment A

**MANAGEMENT REPORT**  
**December 2016 Board Meeting**

***VIOLATIONS***

Exterior Appearance	28
Clean Driveway and Sidewalk	39
Lawn	52
Weeds in Planting Beds	14
Weeds in Driveway	9
Mailbox	2
Commercial Vehicle	3
Pet	1
Other	20
<b><i>TOTAL</i></b>	<b><i>156</i></b>

***MAINTENANCE/MANAGEMENT***

- SK – Arrow Fence is scheduled to repair and tune up all dumpster enclosures.
- SK – Hoover Pressure Cleaning is pressure washing the Sabal Key buildings.
- SK – Non-operating lights at the entry have been repaired.
- SK – Lights at entry repaired.
- SH – Pool bid from LaPensee Plumbing has been received. Dart Pools sold the cleaning routes leaving us with a vendor who has not been performing.
- SH – Bid for replacement pool furniture received.
- SK – Large palm tree snapped and fell at Sabal Key entry blocking sidewalk. Removed within 24 hours.
- SH – Volley ball court and playground have been sand tilled.
- SH – Failing support arms on the picnic tables in recreation area were repaired.
- SH – Electrical outlet at Sabal Harbour entry was repaired.
- SH – Franks Engineering has scheduled lake permit review for early February 2017.

***SECURITY***

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