

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
December 17, 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, Stefani Lis, John Nesbitt, John Pardi, 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.

APPROVAL OF MINUTES

Irma Simpson made a **motion**, seconded by John Nesbitt to approve the minutes of the November 12, 2013 Board meeting. **The motion passed unanimously.**

RESIDENT COMMENTS

None

OLD BUSINESS

45th/44th Street Expansion – Irma Simpson reported that the County was preparing the next section of plans. John Nesbitt noted that there was possibly a meeting held earlier in the day about postponing the bridge. Irma will check on the status.

Communications and Community Events - No new items to report. Stefani Lis noted that she did not receive enough write-ups or information from anyone to fill a newsletter.

NEW BUSINESS

Annual Meeting - The annual meeting is scheduled for Tuesday January 28, 2014. A Call for Candidates has been sent to all Sabal Harbour Homeowners.

MANAGERS REPORT

See ATTACHMENT A

RESIDENT COMMENTS

It was noted that the Sabal Key dumpster areas need to be pressure washed. A resident reported that a Sabal Key resident was placing an arm chair by the lake. A golf cart is entering Sabal Key by going under the entry gate arm.

NEXT MEETING DATE

The next Board meeting will be held after the Annual Meeting on Tuesday January 28, 2014 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Ken Warren, Acting Secretary.

MANAGEMENT REPORT
December 2013 Board Meeting

VIOLATIONS

	Violation	Letter	
ABACOS			
4510	BB	Dec-13	
4558	ARC	Aug-13	
BOOKELIA			
4809	Trailer	Oct-13	
4814	Parking	Oct-13	
4829	Parking	Oct-13	
4842	Parking	Oct-13	
4842	BB	Dec-13	
4958	BB	Dec-13	
CABBAGE KEY			
4505	Landscaping	Dec-13	
4506	Landscaping	Dec-13	
4509	Landscaping	Dec-13	
4515	Landscaping	Dec-13	
4519	Landscaping	Dec-13	
4523	Landscaping	Dec-13	
4527	Landscaping	Dec-13	
4543	Landscaping	Dec-13	
CAPTIVA			
4504	Trailer	Feb-13	
4508	Landscaping	Aug-09	Sep-13
4511	Landscaping		
4527	BB	Dec-13	
EGMONT			
4518	Landscaping/BB	Jul-09	Jul-13
4547	Landscaping	Sep-13	Dec-13
4551	ARC	Jul-13	
4601	Landscaping	Sep-13	Dec-13
4605	Landscaping	Sep-13	Dec-13
4609	Landscaping	Sep-13	Dec-13
4617	Landscaping	Sep-13	Dec-13
4625	Landscaping	Sep-13	Dec-13
4637	Landscaping	Sep-13	Dec-13
4641	Landscaping	Sep-13	Dec-13
RUNABOUT			
4554	Dog	Jan-13	
4554	Landscaping	Dec-13	

4557	Landscaping	Dec-13	
4564	Landscaping	Dec-13	
4580	Landscaping	Dec-13	
4584	Landscaping	Dec-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
4451	BB	Dec-13	
4464	Storage	Nov-13	
4464	Parking	Nov-13	
4482	BB	Dec-13	
4538	Landscaping	Nov-13	
4605	Landscaping	Nov-13	
4620	Appearance	Nov-13	
TURTLE BAY			
4828	BB	Dec-13	
4840	Boat	Oct-13	
USEPPA			
4407	Landscape	Sep-09	13-Sep
4508	Storage	Sep-13	
4520	BB	Dec-13	
No Address			
3	Parking		
2	Commercial		

MAINTENANCE/MANAGEMENT

- SK – Entry landscaping has been completed.
- SK – One of the test landscapes has been finished at 4680 Sabal Key Dr.
- SK -Furniture and trash have been removed from the dumpster areas.
- 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.

- Drywall repair, due to a roof leak at the clubhouse, has been completed.
- The tennis court light repairs are completed. The electrical service has been rewired as necessary. During repairs, the existing light fixtures were found to be brittle and unrepairable. All of the fixtures were replaced.
- Flagpole has been moved.
- SK- Reminders about gas grills, charcoal grills and firepits were sent to all residences in Sabal Key
- Insurance policies have been renewed. The expense is the same as 2013.

SECURITY

- Security is scheduled for 9 hours per week through January.
- SK – Gates will be closed on December 17th. All of the forms received have been input and the system is working. The back gates have been programmed with the clicker numbers.
- SK – USA Fence will provide maintenance to the gate mechanisms and motors. It was found that the battery backup motors are not operational. The vendor is working up a quote to replace the battery backups.

FINANCIAL

NOVEMBER 2013

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (27,435)	\$ (38,666)	\$ 11,231
Operating Cash Balance	\$ 335,839	\$ 95,610	\$ 240,229
Change in Operating Cash Balance	\$ 10,815	\$ (7,026)	\$ 17,841
Reserve Cash Balance	\$ 340,909	\$ 184,598	\$ 156,311
Accounts Receivable	\$ 408,068		
Change in Accounts Receivable Month	\$ 419		
Change in Accounts Receivable Y-T-D	\$ 17,214		