

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
December 17, 2014**

**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 Irma Simpson, Tim Birkey, Reggie Funderburk, John Nesbitt, and John Pardi 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 Reggie Funderburk to approve the minutes of the November Board meeting. **The motion passed unanimously.**

**RESIDENT COMMENTS**

None

**OLD BUSINESS**

**Pool** – The pool has been pressure washed and is open. New chemical feeders have been installed and are working.

**Communication** - John Pardi is operating the website and was able to get on and make changes.

**NEW BUSINESS**

**4505 Sanibel Way** – It was noted that this house has a boarded-up garage. This is a foreclosure. The Board asked Ken to contact the owner and request they replace door or paint the boarding.

**MANAGERS REPORT**

See Attachment A.

**RESIDENT COMMENTS**

**NEXT MEETING DATE**

The Annual Meeting is scheduled for Tuesday January 27, 2015 at 7:00 pm at the Sabal Harbour Clubhouse.

The next Board meeting will be after the Annual Meeting on Tuesday January 27, 2015

**ADJOURNMENT:**

The meeting was adjourned at 7:25 pm.

Respectfully submitted,



Ken Warren, Acting Secretary.

## ATTACHMENT A

### **MANAGEMENT REPORT** **December 2014 Board Meeting**

#### ***MAINTENANCE/MANAGEMENT***

- The pool was closed for pressure washing. During the early stages the pressure washing was too time consuming and the results were not satisfactory. The pool was drained, pressure washed, treated with bleach solution and refilled. The results were positive and the appearance greatly improved.
- New chemical feeder pumps were installed to replace the old pumps which froze while the pool was closed.
- Palm trees have been trimmed in Sabal Harbour and Sabal Key. There are some in Sabal Key left to complete.
- Mulch has been installed at Sabal Harbour and Sabal Key.
- A large Pepper tree in the preserve area behind a home on Useppa fell across the common area used to access a lake. It also fell on a resident's fence. The tree was cut and stacked in the preserve area.
- Holiday decorations were installed at the front entrances.
- The clubhouse A/C was tripping the circuit breakers when heating. The circuit breakers and some wiring were replaced.
- SK – The new entry system has been installed on the Breakwater entrance of Sabal Key. Verizon needs to finish the installation of the telephone line.
- Lawson Courts was called to assess the condition of the tennis and basketball courts. The condition of the tennis nets is acceptable and we were giving instructions on removing some of the mold on the net top. New net cranks will be provided. The Tennis Courts will need some attention soon as cracks along pour seams are becoming apparent. This can be fixed with a fiberglass treatment prior to surfacing. Lawson Courts is preparing a cost estimate. The Basketball Courts are holding up well.

#### ***SECURITY***

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

*FINANCIAL*

OCTOBER 2014

**QUICK ANALYSIS**

	<b>Total</b>	<b>Sabal Harbour</b>	<b>Sabal Key</b>
<b>YTD Expenses Over (Under) Budget</b>	\$ (7,113)	\$ (711)	\$ (6,402)
<b>Operating Cash Balance</b>	\$ 290,711	\$ 58,163	\$ 232,548
<b>Change in Operating Cash Balance</b>	\$ (9,771)	\$ (24,144)	\$ (36,064)
<b>Reserve Cash Balance</b>	\$ 524,998	\$ 283,664	\$ 241,334
<b>Accounts Receivable</b>	\$ 386,157		
<b>Change in Accounts Receivable Month</b>	\$ (2,962)		
<b>Change in Accounts Receivable Y-T-D</b>	\$ (31,297)		