

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING**

February 10, 2015

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 Tim Birkey, Reggie Funderburk, 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.

RESIDENT COMMENTS

None

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Reggie Funderburk to approve the minutes of the January Board meeting. **The motion passed unanimously.**

OLD BUSINESS

45th/44th Expansion – Irma Simpson noted that there is a meeting next week (17th) where maps and plans will be presented to the public. County representatives will be there to present the expansion plans. John Pardi noted that he is concerned about the impact that concessions made to Perida Subdivision will have on Sabal Harbour. Concerns included the size of the median, amount of encroachment on Sabal Harbour's land, and the buffer between Sabal Harbour and 45th Street.

Reggie Funderburk noted that he planned to go to the meeting and encouraged other to go.

4650 Sanibel Way – A replacement garage door has been installed and the plywood removed. It appears as if the house is being prepared for sale.

Lake 11 – John Nesbitt noted that the litoral shelf is being overtaken by grassy weeds. He has called and they came out but that the grass is still growing. It may need a treatment by boat.

NEW BUSINESS

Pool Usage – Irma Simpson is concerned about the pool usage including getting people to conform to the rules. A Pool Committee was suggested and residents will be invited to participate in the Committee. The Board agreed that it would be a good idea to get resident to quit letting people without a pass into the pool unless they are guests of that resident. Need to make residents aware of this. Irma Simpson provide information on the Pool Committee and make a call for participants through the website.

MANAGERS REPORT

Ken Warren reported that the pool was closed for maintenance and the surface pressure washed to prevent algae. The bark mulch may need to be removed from around the pool to reduce the organic material finding its way into the water.

A resident was upset that the pool was closed during a kid's party (clubhouse rental). It was noted that renting the clubhouse does not include exclusive use of the pool area/playground/etc. and that there is no guarantee in the rental agreement that those areas will be available.

RESIDENT COMMENTS

A resident asked when the 45th Street/44th Avenue work will take place. It is anticipated to start the third quarter of this year.

A resident noted that there is a Development Notice at SR 70 and 45th Street with a March 5th hearing date.

It was noted that the signs in Sabal Key do not meet the new reflectivity standards of Manatee County.

NEXT MEETING DATE

The next Board meeting is scheduled for Tuesday March 10, 2015 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:00 pm.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Ken Warren', written over a horizontal line.

Ken Warren, Acting Secretary.