

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
February 12, 2013**

CALL TO ORDER

The meeting was called to order by Reggie Funderburk 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, Doug Marr, 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

Prior to opening the meeting for resident comments, Ken Warren read a letter from Kevin Wells regarding the Board's authority for painting Sabal Key. Discussion centered around the color choices, its effect on home values, and if the homeowner could change the color themselves. One unit commented on having rats. Another homeowner noted that they liked the colors including theirs (purple).

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Reggie Funderburk, to approve the minutes of the January 9, 2013 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

SABAL KEY PAINTING – The painting in Sabal Key is progressing.

45TH STREET EXPANSION – Joe Telesco reported on a meeting he attended regarding the 45th Street Expansion project. 45th Street will be widened to 120 feet which will take it up to the sidewalk on Sabal Harbour's property. Construction will take 1 ½ years with the design phase starting soon. It was noted that there would be landscaping provided for sound barriers, however it will be the association's responsibility to provide irrigation.

Joe Telesco noted that residents should be active in influencing the designs such as a traffic light at the Sabal Harbour entrance. There is another meeting at Peridia Country Club on February 19th.

NEW BUSINESS

SABAL KEY DUMPSTERS – Irma Simpson noted that the Sabal Key residents needed to help keep the dumpster areas clean by putting trash in the dumpsters and not placing large furniture, TVs, etc. in the dumpster area. A resident noted that the dumpster areas were dark at night and suggested a light be placed by each enclosure.

PET WASTE – Irma Simpson noted that residents not picking up after their dogs continue to be a problem. She made a call for solutions. It was noted that signs had been placed on common areas. A resident suggested a trash can at the park by the Sabal Key back entrance. Dog walkers need to help by self policing; mentioning to other dog walkers to pick up after their pets.

COMMUNITY EVENTS AND COMMUNICATIONS – Stefani Lis asked the Board if they would support restarting the FaceBook page. The Board agreed to do so by consensus. Stefani will put a link to the FaceBook page on the website. She will be updating both the FaceBook page and website.

Stefani handed out a draft of a bi-monthly newsletter. She will continue to work on the newsletter. Distribution was discussed. Volunteers were requested. A resident voiced concern about the newsletter being left at homes where someone is not in residence.

Future community events for consideration include: park playdates, a small business meet and greet, senior's coffee event, and picnic days. The Board discussed the events and the possibility of including a bounce house for the picnic day.

RESIDENT COMMENTS

A Resident noted that the two benches in the park on Runabout Way need maintenance. The Board discussed the benches and the use of that park. Reggie Funderburk made a **motion**, seconded by Doug Marr, to remove the two benches at the Runabout Way park. **The motion passed unanimously.**

NEXT MEETING DATE

The next Board meeting will be on Tuesday, March 5, 2013 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:15 pm.

Respectfully submitted,

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

Ken Warren, Acting Secretary.