

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
FEBRUARY 24 2017**

CALL TO ORDER

The meeting was called to order at 7:02 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Tammy Bright, Bill Leggett, George Martin, Shea McNab, 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.

ELECTION OF OFFICERS

Bill Leggett made a motion, seconded by George Martin, to elect Irma Simpson as President and John Nesbitt as Vice President. The motion passed unanimously.

Bill Leggett made a motion, seconded by George Martin, to elect Shea McNab as Secretary. The motion passed unanimously.

Bill Leggett made a motion, seconded by Shea McNab, to elect George Martin as Treasurer. The motion passed unanimously.

RESIDENT COMMENTS

None

APPROVAL OF MINUTES

Bill Leggett made a motion, seconded by Shea McNabb to approve the minutes of the December 13, 2016 Board Meeting. The motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

COMMUNICATIONS/NEWSLETTER – Irma Simpson discussed improving communications with the community by newsletter. The newsletter would be at least every other month and Irma would try to get a newsletter out before the next board meeting.

The newsletter cost could be partially offset by selling advertisements. This would allow Sabal Harbour to mail the newsletter instead of relying on volunteers to hand deliver.

HEARING COMMITTEE – The Hearing Committee needs volunteers and needs to be organized to allow Sabal Harbour to successfully fine for violations. Bill Leggett has some suggestions for the committee. Irma will put a notice in the newsletter.

RECREATION AREA MONITORING/SPRING BREAK – Irma Simpson noted that in the past there has been a lot of use and misbehaving at the pool/recreation area during the school spring breaks. Discussion included locking all but one gate and having a monitor

check entry cards. We have a vendor (handyman) willing to do this. It was suggested that a security guard could be used.

FORECLOSURES – Ken Warren noted there were 5 properties in delinquency that did not have active bank foreclosures. He recommended that Sabal Harbour begin foreclosure procedures on these properties. The Board asked him to explain the foreclosure steps. Ken noted that the attorney would first do a search for other liens, foreclosures, bankruptcies, etc. **George Martin made a motion, seconded by Bill Leggett, to have the attorney perform the initial work on the foreclosures. The motion passed unanimously.**

MANAGERS REPORT

See Attachment A.

RESIDENT COMMENTS

A resident requested trash cans at the Sabal Key mailboxes. Also discussed was the parking at the Sabal Harbour/Sanibel Way intersection. Parking on sidewalks was noted, especially on Runabout Way. A resident noted that the monuments were dirty and needed to be cleaned. Discussion followed about landscaping.

NEXT MEETING DATE

Tuesday, March 14, 2017 at 7:00pm

ADJOURNMENT:

The meeting was adjourned at 8:29 pm.

Respectfully submitted,

Ken Warren, Acting Secretary.