

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

February 8, 2016

CALL TO ORDER

The meeting was called to order at 7:00 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Shea McNab, 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.

ELECTION OF OFFICERS

John Nesbitt made a motion, seconded by John Pardi, to approve Irma Simpson as President, John Nesbitt as Vice President, John Pardi as Treasurer, and Shea McNab as Secretary. The motion passed unanimously.

RESIDENT COMMENTS

A resident asked about the removal of Oak trees.

APPROVAL OF MINUTES

John Nesbitt made a motion, seconded by John Pardi to approve the minutes of the January 8, 2016 Board meeting. The motion passed unanimously.

OLD BUSINESS

Sabal Key Oaks – Ken Warren reported that he has reached out to the County Urban Forester and is waiting for a return call. He will call again this week.

Sabal Key Irrigation – Ken Warren reported that the Variable Frequency Drive for the Sabal Key irrigation well has been installed.

45th Street Land Purchase – The agreements for the sale of the 45th Street land to Manatee County have been signed and given to the attorney. The attorney provided them to Manatee County. We are awaiting a vote to accept by the County Commissioners. This vote must take place before we receive the funds from the sale.

NEW BUSINESS

Lakes – It was noted that there was a complaint about two bunches of bushes in Lake 17. It appears that they were dead. The resident asked that they be removed. Because this is in the littoral shelf of the lake Ken Warren will ask Aquatic Systems if these bushes were dead and if they could be removed.

RESIDENT COMMENTS

A resident noted a large amount of dog waste appearing on the sidewalks.

A resident said he had not received his coupon book. Ken Warren will speak with him after the meeting.

Some Sabal Key residents asked about pressure washing the perimeter wall behind Lake 17, about providing basic cable as part of the Sabal Key amenities and reported that the potable water pressure was low in the buildings. Ken Warren will have the water pressure to the building checked.

The Sabal Key residents asked why the monthly fees were higher than other communities.

NEXT MEETING DATE

The next Board meeting is scheduled for Monday, March 7, 2016 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:07 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ken Warren', with a long horizontal flourish extending to the right.

Ken Warren, Acting Secretary.

MANAGEMENT REPORT
February 2016 Board Meeting

VIOLATIONS

Exterior Appearance	9
Clean Driveway and Sidewalk	11
Lawn	15
Weeds in Planting Beds	4
Weeds in Driveway	-
Mailbox	2
Fence	-
Other	3
<i>TOTAL</i>	<i>24</i>

- Sweep has been completed on Breakwater and Runabout.

MAINTENANCE/MANAGEMENT

- Gallo Plumbing has completed the plumbing renovations in the clubhouse.
- Irrigation system at the Clubhouse stopped. The pump was refitted with new all-stainless impellers to replace the metal and plastic impellers.
- New landscape lighting was installed at the entrance monuments to better light the signs.
- SK - Variable speed irrigation pump has been installed in Sabal Key.
- SK - Sod has been replaced on one building and is doing well. Installation included digging out existing soil/sand, filling with topsoil and then sodding. Two more buildings are scheduled to be completed this month.
- SK – Gallo Plumbing is checking the water pressure at one building.
- SK - Manatee County has been contacted about the Oak Tree removal. I have not heard back about a meeting yet and will follow up this week.

SECURITY

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

DECEMBER 2015

QUICK ANALYSIS

		Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$	(32,804)	\$ (17,927)	\$ (14,877)
Operating Cash Balance	\$	338,670	\$ 149,662	\$ 189,008
Change in Operating Cash Balance	\$	(78,615)	\$ (8,397)	\$ (70,218)
Avg. Months (Op Exp) in Operating Cash		5.8	6.0	5.7
Reserve Cash Balance	\$	609,731	\$ 314,632	\$ 295,099
Accounts Receivable	\$	429,256	9 accounts make up ½ of the A/R.	
Change in Accounts Receivable Month	\$	7,116		
Change in Accounts Receivable Y-T-D	\$	23,934		

- Year-end financial work is nearly completed. The files will be transferred to the Accountants tomorrow for the filing of Income Tax Reports.
- Delinquencies will be reviewed and recommendations made for action against the larger accounts not in foreclosure or bankruptcy.