

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
March 14, 2017**

CALL TO ORDER

The meeting was called to order at 7:45 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Tammy Bright, Bill Leggett, Terri Marcus, George Martin, John Nesbitt, Shea McNab, and Ima 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 George Martin to approve the minutes of the February 22, 2017 Board Meeting. The motion passed unanimously.

OLD BUSINESS

COMMUNICATIONS/NEWSLETTER – Irma Simpson noted that the newsletter was mailed out. However, the renters in Sabal Harbour did not get a copy. How to address the distribution of the newsletter was discussed. It was noted that the newsletters should also be posted on the website and facebook.

RECREATION AREA MONITORING/SPRING BREAK – The Board discussed having the pool and recreation area monitored. Having residents check in through one gate was discussed. It was also suggested having a person there to monitor the rules such as no glass and food in the pool.

The Board noted that the people in the pool at the time of an incident could be identified by the pool card numbers on the access system. It was suggested that the next newsletter state that if an incident occurs at the pool, residents identified as being there will be contacted.

Ken Warren will notify the Board of damage/vandalism incidents.

NEW BUSINESS

LAKES – It was noted that some of the lakes appear to be overgrown. A request was made for the Board to look at the condition of the lakes, especially Lake 11. Bill Leggett discussed the history of the problems with the lakes.

SPRING GARAGE SALE – The Board agreed by consensus that the Spring Garage Sale will be held on Saturday, April 22nd.

LANDSCAPING – The condition of the landscaping in the common areas was discussed. Information on G&S's activities and schedule was discussed. It was suggested that a meeting with G&S be held.

MANAGERS REPORT

See Attachment A.

RESIDENT COMMENTS

It was noted that the area around Breakwater Drive and Runabout Way is dark and streetlights are needed in that area.

NEXT MEETING DATE

Tuesday, April 11, 2017 at 7:00pm

ADJOURNMENT:

The meeting was adjourned at 8:32 pm.

Respectfully submitted,

Ken Warren, Acting Secretary.

MANAGEMENT REPORT

March 2017 Board Meeting

VIOLATIONS

Exterior Appearance	7
Clean Driveway and Sidewalk	9
Lawn	28
Weeds in Planting Beds	6
Commercial Vehicle	15
Fence Condition	3
Other	13
<i>TOTAL</i>	<i>81</i>

MAINTENANCE/MANAGEMENT

- SK – Dimensional letters have been ordered for the Sabal Key entry signs. Palm tree being produced. A background color will be sent to vendor.
- SK – Rip rap rock and plantings installed along wall in Sabal Key.
- SH – Replacement pool furniture arrived and placed.
- SH – Pool area fence cleaned. Pickets replaced.
- SH – New chains will be installed on the swing equipment.
- SH – Franks Engineering has scheduled lake permit review for early February 2017.
- SH – Three of the heaters were down. Repairs made to pump for flow.
- SH – Auto-fill for pool replaced. A failure caused the pool to overflow. Corrected the next day.
- The petition for No Parking signs will be sent this week.

SECURITY

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

FINANCIAL

FEBRUARY 2016

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ 8,548	\$ (1,514)	\$ 10,062
Operating Cash Balance	\$ 266,368	\$ 116,483	\$ 149,885
Change in Operating Cash Balance	\$ (33,691)	\$ (68,819)	\$ 35,128
Reserve Cash Balance	\$ 797,660	\$ 443,989	\$ 353,671
Accounts Receivable	\$ 443,139		
Change in Accounts Receivable Month	\$ (9,699)		
Change in Accounts Receivable Y-T-D	\$ 13,883		