

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
March 5, 2013**

CALL TO ORDER

The meeting was called to order by Reggie Funderburk at 6:00 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Reggie Funderburk, Ron LeVene, Stefani Lis, Doug Marr, 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

A Sabal Key homeowner asked about the shutter clips. They are being repaired/replaced as necessary.

APPROVAL OF MINUTES

Irma Simpson made a **motion**, seconded by Stefani Lis, to approve the minutes of the February 12, 2013 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

SABAL KEY PAINTING – Painting of the front doors will begin this week. Irma Simpson noted that there are some facades that include shutters beside the front door. This will make a very large area of the darker trim color. Very little of the body color would be visible. It was noted that some of these homes have white storm doors which would lessen the impact of the darker colors. Discussion followed about offering Sabal Key residents the option to have white front doors.

Irma Simpson made a **motion**, seconded by Reggie Funderburk, to paint the front doors white on 19 units with front door side shutters and no storm doors present. In addition, homeowners will be given an option to have their front doors painted white. A notice would be posted giving the residents at least one week to respond. **The motion passed unanimously.**

COMMUNITY EVENTS AND COMMUNICATIONS – Stefani Lis noted that the newsletter would be printed and distributed before the next board meeting. It will include information on the 44th/45th Street Expansions and the upcoming Community Garage Sale. The newsletter is planned to be published bi-monthly and will also be posted on the website.

SABAL KEY RATS – Three buildings in Sabal Key have reported rats in the attic. Doug Marr noted that residents leaving food/trash and pet waste on the property attracts rats and adds to the problem. It was noted that if a resident hears anything in the attic they should call a pest control company. Ken Warren noted that the roofing company is called to inspect the roof vents and has repaired the vents on the three buildings. The

repair includes removing foam endcaps and reshaping the aluminum ends to prevent rodent entry. They will do this repair on all of the buildings as a preventative measure for \$100 per building.

Ron LeVene made a **motion**, seconded by Stefani Lis, to accept Florida Southern Roofings bid to effect repairs to the roof vents on the remaining 19 buildings. **The motion passed unanimously.**

44th/45th STREET EXPANSION – Irma Simpson reported on a meeting at Peridia she attended regarding the 44th and 45th Street Expansion projects. Peridia is seeking neighborhoods to join them in opposing the current plans. Directors noted that Sabal Harbour's Board should be involved for the reason of being informed and requesting information to benefit the community. But the Board should be aware that some residents would be against the projects and some for the projects. As such the Board should not take a stand as representing all of the residents, but should present information to the residents and encourage them to actively participate in the process.

Irma Simpson and Joe Telesco will continue to attend the meetings at Peridia and present the information from those meetings to residents through the newsletter, website and FaceBook page.

NEW BUSINESS

FENCE CLEANING – Ken Warren will have Klarkowski Group clean the perimeter fence near the North entrance. He was asked to include the Sabal Key dumpsters in the pressure cleaning.

RESIDENT COMMENTS

A Resident asked about fishing in the lakes. It was noted that fishing was not allowed. Signs were suggested. Ken Warren will provide a cost for the signs at the next Board meeting.

NEXT MEETING DATE

The next Board meeting will be on Tuesday, April 2, 2013 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:20 pm.

Respectfully submitted,



Ken Warren, Acting Secretary.

MANAGEMENT REPORT
March 2013 Board Meeting

MAINTENANCE

- Pool heater #4 has stopped working. We are able to maintain a 20 degree difference between the daily low and the pool. We had hoped that this unit would make it through the season. It will be approximately \$4,000 to replace the heater. I have requested a credit for the work done to try to get it through the season.
- Landscaping work has been done in front of the clubhouse and is proceeding in the entrance medians.
- Sabal Key Building painting is proceeding.
- Three buildings in Sabal Key have been chosen for landscape replacement. Replacement will be performed after the building painting.
- Sabal Key exit gate in the front of property has been repaired with a new limiter switch.
- Bathroom door closers have been securely reattached after the screws pulled out of the doors.
- Pool Rules sign has been installed.

SECURITY

- USA Fence installed mesh screening to prevent “jimmying” the gate latches. They also repaired a broken card reader.
- Security is scheduled for 9 hours per week through April.

FINANCIAL

- Palmer CPA is filing the Association’s tax returns. We have turned over all financial information needed to prepare the return.

JANUARY 2013

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (3,171)	\$ 238	\$ (3,409)
Operating Cash Balance	\$ 184,200	\$ 87,816	\$ 96,384
Change in Operating Cash Balance	\$ 2,665	\$ (43,586)	\$ -
Reserve Cash Balance	\$ 320,856	\$ 150,127	\$ 170,729
Accounts Receivable	\$ 390,854	\$ 99,399	\$ 291,455
Change in Accounts Receivable Month	\$ 6,082		
Change in Accounts Receivable Y-T-D	\$ -		