

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

**March 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 Irma Simpson, Tim Birkey, Shea McNab, John Nesbitt, and John Pardi, 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.

**PRESENTATION – SABAL KEY INSURANCE** – Anthony De La Torre of PCS Insurance Group made a presentation regarding the property insurance carried on the Sabal Key buildings. HO-6 policies for the homeowners was also discussed. He also answered resident questions.

**RESIDENT COMMENTS**

A resident asked about the removal of Oak trees.

**APPROVAL OF MINUTES**

**John Nesbitt made a motion, seconded by Tim Birkey to approve the minutes of the February 8, 2016 Board meeting. The motion passed unanimously.**

**OLD BUSINESS**

**Sabal Key Oaks** – Ken Warren reported that the County Urban Forester made an on-site visit to examine the issues with the Oak trees. He noted that an alternate plan to prevent removal of the trees should be looked into. He asked if we had thought about expanding the narrow bull-nose planting areas in the parking lot. It was also noted that the oaks in between the buildings were not as great a concern to the infrastructure. Although he did note that the irrigation system pipes would continue to break due to the oaks.

Ken Warren will get an estimate of the cost to expand the narrow bull-nose planting areas in the parking lot.

**NEW BUSINESS**

**None**

**MANAGER'S REPORT**

See Attachment A.

**RESIDENT COMMENTS**

A resident stated that expanding the bull-nose planting areas would not solve the Oak problem.

A resident noted that speeding through Sabal Key is a problem. Asked about some type of traffic control such as speed bumps.

A resident stated she is against removing the Oak trees. Also that the Sabal Key street signs were not reflective and difficult to see.

Another resident agreed about the speeding and asked for "Slow. Children." signs.

Concern was raised about a rental townhouse and suspicious traffic in/out of it. The resident asked if Sabal Harbour requires owners to do background checks on renters.

A Sabal Key resident noted problems with water pressure and people fishing around the lakes, and landscaping.

**NEXT MEETING DATE**

The next Board meeting is scheduled for Monday, April 18, 2016 at 7:00 pm at the Sabal Harbour Clubhouse.

**ADJOURNMENT:**

The meeting was adjourned at 8:40 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
<b><i>TOTAL</i></b>	<b><i>24</i></b>

- 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

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

- 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.