

**SABAL HARBOUR HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
April 11, 2017**

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 Tammy Bright, Terri Marcus, George Martin, John Nesbitt, 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.

RESIDENT COMMENTS

Resident comments included suggestions on landscaping and disappointment in the condition of the lakes.

APPROVAL OF MINUTES

John Nesbitt made a motion, seconded by George Martin to approve the minutes of the March 14, 2017 Board Meeting. The motion passed unanimously.

OLD BUSINESS

LANDSCAPING – Irma Simpson noted that the Board is forming a Landscape Committee for the purpose of reviewing plantings of the common area landscaping, seasonal plantings, and holiday decorations. An application form for the Landscape Committee was presented. The Board reviewed the application and approved by consensus. John Nesbitt will place the application on FaceBook.

VIOLATIONS – Irma Simpson presented a draft of a Violations Policy. The board will review.

Ken Warren presented a list of violations that will be sent certified letters notifying them the Board of Directors will consider fines on these properties at the next Board meeting. **John Nesbitt made a motion, seconded by George Martin, to send certified letters to these properties. The motion passed unanimously.**

GARAGE SALE – The community-wide garage sale will take place on Saturday April 22nd. John Nesbitt volunteered to place the garage sale signs along the roads.

LAKES – Lake 11 was discussed. Ken Warren presented a report from Aquatic Systems. Discussion followed about the appearance of the lake's littoral shelf. The Board requested that Ken Warren talk with Aquatic Systems about the cost of restoring the littoral shelf with only Pickerel Weed and 2 other types of plants. This issue was tabled until Bill Leggett can attend.

NEW BUSINESS

None

MANAGERS REPORT

See Attachment A.

RESIDENT COMMENTS

Residents commented on the No Parking Sign request. Many were not in favor of the signs. It was suggested that the Association not send a reminder letter to residents who had not returned the survey.

Residents commented on a dangerous intersection at Sanibel Way and Sabal Harbour Dr.

Residents commented on the littoral shelf appearance and function.

A Sabal Key resident noted that the white midges were bad around Lake 17 and asked if the Association would treat for them. It was noted that Midge control was difficult and costly.

A Sabal Harbour resident asked about the Association trimming the Oak trees along the South border of the recreation area. It was noted that the Association was getting a bid on this.

NEXT MEETING DATE

Tuesday, May 9, 2017 at 7:00pm

ADJOURNMENT:

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Ken Warren, Acting Secretary.

MANAGEMENT REPORT

April 2017 Board Meeting

MAINTENANCE/MANAGEMENT

- SK – Work on the entry signs is being scheduled. Colors and design has been finalized.
- SK – Two mainline irrigation breaks are being fixed. The breaks were due to oak tree roots.
- SH – Pool area fence cleaned. Pickets replaced.
- SH – New chains installed on the swing equipment.
- SH/SK – Monuments pressure washed.
- SH – Irrigation pressure tank failed. Pressure tank was replaced the same day.
- SH – Met with Aquatic Systems representative regarding conditions on lakes 10, 11, 16 and 17.
- SH – Tax returns have been prepared by accountant, reviewed and submitted.
- SH – Detour signs requested from Manatee County to direct traffic through Sabal Harbour.

NO PARKING SURVEY

- No Parking Survey letter has been sent to the owners designated by the County’s survey area. Currently we have received 27 surveys back with the following results:

“Do you support installation of No Parking signs at the above listed locations?”

Yes – 22 No – 5

“Do you support installation of No Parking signs adjacent to your property line?”

Yes – 19 No – 7

47 yes votes are needed on the questions.

SECURITY

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