

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

April 14, 2015

CALL TO ORDER

The meeting was called to order by Reggie Funderburk at 7:04 p.m. at the Sabal Harbour Clubhouse, 4650 Sabal Harbour Dr., Bradenton, Florida.

DETERMINATION OF QUORUM

Present in person were Tim Birkey, Reggie Funderburk, John Nesbitt, 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

None

APPROVAL OF MINUTES

John Nesbitt made a **motion**, seconded by Irma Simpson to approve the minutes of the March 10, 2015 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

45th/44th Expansion – No new information was available on the projects. The start of the 45th Street Expansion is in the 3rd quarter of 2015.

Pool – Ken Warren noted that the recent closure was to shock and scrub for the black algae on the pool surface. Dart Pool and I met with the County health inspector to discuss the treatment protocol. The pool will be closed periodically to shock and manually scrub the surface. The intent is to keep the black algae to a minimum and extend the life of the surface until there are sufficient funds to replace.

Community Events – The next Garage Sale will be held on April 25th.

NEW BUSINESS

Lake Maintenance – Lake 11 continues to have a problem with grasses in the littoral shelf. The vendor has been contacted to treat ponds 11 and 16.

MANAGERS REPORT

See Attachment A

RESIDENT COMMENTS

A resident asked about residents trimming oak trees. It was noted that the Association does not have the authority trim trees on resident's property. The Association will look into getting a bulk price on oak tree trimming and offer to the residents.

NEXT MEETING DATE

The next Board meeting is scheduled for Tuesday May 26, 2015 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 7:37 pm.

Respectfully submitted,

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

Ken Warren, Acting Secretary.

MANAGEMENT REPORT

April 2015 Board Meeting

VIOLATIONS

- Boat and a trailers have been tagged for removal in Sabal Key.
- “Sweep” letters addressing common problems including:
 - *Exterior House Appearance*
 - *Fence Appearance/Repair*
 - *Driveway and Sidewalk Appearance (mold, weeds, etc.)*
 - *Lawn Appearance*
 - *Landscape Appearance (weeds in planting beds, trimming, etc.)*
 - *Storage Violation*

Letters by street are being sent this next week (Sanibel Way and Runabout Way). All letters should be out by the end of April.

MAINTENANCE/MANAGEMENT

- Corporate Taxes were filed in March. No tax liability was incurred.
- The 2014 audit proposal letter has been received. Estimated fees are between \$4,000 and \$5,000 which is in line with prior years (\$4,150).
- Florida State Business Filing has been submitted.
- A meeting was held with the County Health Inspector, Dart Pool vendor and Management to discuss the protocol being used to treat the algae in the pool. The pool was closed, shocked, and scrubbed April 7 thru 10. The small black algae spots have been significantly reduced. We will continue these treatments every few weeks until algae has been cleared out.
- SunWest was contacted to treat pond 11 for grass and 16 for green algae.
- USA Fence has been contacted to install a better locking system at the tennis court.
- G&S has taking the irrigation maintenance in-house and it appears that this is helping with
- SK – Dumpsters had to be cleaned out because of furniture and tires being dumped.
- SK – Request made for plumbing vendor to repair two backflow devises and replace a third.

SECURITY

- Security is scheduled for 9 hours per week through May.
- An recent installation (retro-fit) with analytic cameras showed the potential for upgrading the current cameras at an economical price. We are going to have Envera revisit their proposal that was tabled in 2013.

FINANCIAL

MARCH 2015

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (13,434)	\$ (3,876)	\$ (9,558)
Operating Cash Balance	\$ 286,422	\$ 101,097	\$ 185,325
Change in Operating Cash Balance	\$ 22,861	\$ 17,019	\$ 5,842
Reserve Cash Balance	\$ 525,184	\$ 283,730	\$ 241,454
Accounts Receivable	\$ 413,059		
Change in Accounts Receivable Month	\$ (3,961)		
Change in Accounts Receivable Y-T-D	\$ 7,737		