

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

April 18, 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.

RESIDENT COMMENTS

A Sabal Key resident noted that they were not in favor of installing speed tables. Another Sabal Key resident said they were in favor of the speed tables and that it was currently hard to back out of a spot with the speeding cars.

A Sabal Harbour resident commented about the street parking in Sabal Harbour.

APPROVAL OF MINUTES

John Pardi made a motion, seconded by Shea McNab to approve the minutes of the March 8, 2016 Board meeting. The motion passed unanimously.

OLD BUSINESS

Sabal Key Oaks – Ken Warren reported that he is still waiting on the estimate of expanding the narrow bull-nose planting areas in the parking lot. Felton Asphalt has been out to measure but needed to bring in their concrete crew to look at the curbing.

Land Purchase – Irma Simpson gave a brief overview of Manatee County's purchase and lease of the land along 45th Street. The purchase is complete with the exception of a couple of signatures on documents to be filed with the County. Sabal Harbour should net approximately \$34,000 from the sale after attorney and appraisal expenses.

Discussion followed regarding where to deposit the funds and potential uses. John Pardi noted that residents had previously requested items such as a pavilion, picnic tables, etc. John Pardi and John Nesbitt will put out a request for comments to residents through the website and FaceBook.

Tim Birkey made a motion, seconded by John Nesbitt, to deposit the funds from the sale and lease of the land to Sabal Harbour's Reserve Fund – Unallocated. The motion passed unanimously.

NEW BUSINESS

Speed Tables in Sabal Key – Speeding through Sabal Key continues to be a problem. Last year a dog was hit by a speeding car and killed. Based upon discussion at the last meeting this topic was placed on the agenda. Signs saying "Slow – Children" have been requested but it was noted that these are frequently ignored.

The suggestion was made to place two speed-tables in Sabal Key; one at the beginning of the subdivision and one 2/3rds of the way down Sabal Key Dr. Ken Warren will research the cost of the speed tables.

ARC – 4886 Sabal Harbour Dr. – After discussion the Board members agreed to view the property and review with the ARC.

MANAGER’S REPORT

See Attachment A.

RESIDENT COMMENTS

A resident asked when Manatee County would start on the 45th Street expansion. The start date is not known.

A resident thanked the Board for its continued work.

In response to a question, the Board noted that the Community Garage Sale will be advertised in the Bradenton Herald.

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

A resident asked what the dog leash rules were.

NEXT MEETING DATE

The next Board meeting is scheduled for Tuesday, May 24, 2016 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:05 pm.

Respectfully submitted,



Ken Warren, Acting Secretary.

MANAGEMENT REPORT

April 2016 Board Meeting

VIOLATIONS

Exterior Appearance	15
Clean Driveway and Sidewalk	11
Lawn	18
Weeds in Planting Beds	4
Mailbox	2
Commercial Vehicle	2
Pet	1
Other	4
TOTAL	57

- Sweep has been completed on Breakwater and Runabout.

MAINTENANCE/MANAGEMENT

- Pool landscaping changes are completed. Half of the Washingtonian Palms have been replaced with Foxtail Palms. Rip-rap and shell have been installed in the planting beds. New plantings have been installed.
- SK – The pump has been shut off a couple of times by someone besides the landscapers, irrigation or pump vendors. This is in spite of locked cage around the pump equipment. We will work with the landscapers to secure the equipment.
- SK - Sod and replacement shutters have been installed on Misty Canal.
- SK - Riprap will be installed along the back wall in Sabal Key and backfilled with dirt. Plantings and palms will be installed.
- SK – Gallo Plumbing has repaired a backflow preventer valve on Runabout Way. All of the backflow preventers will be inspected within a month.
- SK - I met with Felton Asphalt for a price on expanding the size of the smaller parking lot islands to accommodate the growth of existing Oaks. The project will entail digging out the asphalt (estimated to be 6 inches deep), removing the existing concrete curbing, removing existing concrete ramping where necessary, installing new curbing around the expanded area and repair of asphalt around the expanded islands as necessary.

SECURITY

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

FEBRUARY 2016

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ 13,236	\$ 628	\$ 12,608
Operating Cash Balance	\$ 346,077	\$ 138,121	\$ 207,956
Change in Operating Cash Balance	\$ (15,830)	\$ (7,298)	\$ (8,532)
Reserve Cash Balance	\$ 624,221	\$ 316,343	\$ 307,878
Accounts Receivable	\$ 436,609		
Change in Accounts Receivable Month	\$ 12,182		
Change in Accounts Receivable Y-T-D	\$ 7,353		

- 2015 Income Tax Reports have been filed by the accountant.
- The land sale is almost completed with a check being cut by the County. However two documents need to be re-signed prior to the release of the funds.