

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
April 2, 2013**

**CALL TO ORDER**

The meeting was called to order by Reggie Funderburk at 7:00 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 Nesbitt, 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.

**44<sup>th</sup> AVENUE/45<sup>TH</sup> STREET EXPANSION PRESENTATION**

Pete Schieder and Lorretto Sadkin from Peridia subdivision spoke on the planned expansion of 44<sup>th</sup> Avenue and 45<sup>th</sup> Street. They represent a group in opposition of the current Manatee County plans for the expansions. The group's goals are:

1. To stop the expansion of 44<sup>th</sup> Avenue at 301 until such time as the County has sufficient funding to complete the project through to Lakewood Ranch.
2. Protect property values if the 45<sup>th</sup> Street project continues, focusing on effective noise abatement and to lessen the impact on homes near the road.

The Group has been in contact with Sabal Harbour and is awaiting a response from the community. It was noted that there is a petition drive that needs to be completed by April 9<sup>th</sup>.

The Board of Directors noted that Sabal Harbour residents will hold varying opinions on the expansion project and, as such, the Board would not take an official position on this issue. However, the Board would get information regarding this issue out to residents and also encourage residents to get involved through the petition or by attending the County meetings.

The presentation concluded at 8:05, at which time the Board took up regular business.

**RESIDENT COMMENTS**

None.

**APPROVAL OF MINUTES**

John Nesbitt made a **motion**, seconded by Stefani Lis, to approve the minutes of the March 5, 2013 Board meeting. **The motion passed unanimously.**

## **OLD BUSINESS**

**COMMUNITY EVENTS** – Stefani Lis reported that the current newsletter has been delivered. It was noted that volunteers are needed to deliver future newsletters. The plan is to prepare newsletters monthly.

Next month's newsletter will include information on mailbox cleaning, fence cleaning/maintenance, and a small business meet and greet event.

The new Facebook page is active.

Stefani noted that the current website administrator would like to hand over the hosting and admin duties to someone else. The Board agreed by consensus to have Stefani Lis take over the website administration duties.

The daughter of a Sabal Harbour resident has offered to provide babysitting services during the Board meetings in exchange for being able to advertise their services. Stefani Lis made a **motion**, seconded by Doug Marr, to accept the offer of babysitting services during the Board meetings. **The motion passed with Stefani Lis, Doug Marr, John Pardi, and Irma Simpson voting in favor of the motion and Reggie Funderburk, Ron LeVene and John Nesbitt voting against the motion.**

Ken Warren will contact the attorney to see if there are any problems with this service.

**SABAL KEY PAINTING** – The painting project is continuing. There will be a punch list of items to be touched up/finished prior to the completion of the project.

## **NEW BUSINESS**

**PLAYGROUND SHADE** – A Sabal Harbour resident had provided, at the Board's request, a bid for canvas shading at the playground area. The cost of the project as presented would be \$16,100. Discussion followed. It was noted that the manufacturer required that the canvas be removed during high winds. It was also noted that the type of shading is not necessarily cooler.

**SIGNS** – "No Fishing" signs were discussed at a previous Board meeting. Cost estimates were discussed. The effectiveness of the signs was questioned. The Board agreed that information on the No Fishing rule be included in the newsletter and that the placement of signs be decided on a "lake-by-lake" basis.

**FINING COMMITTEE** – It was announced that the Board was still looking for volunteers for a fining committee. A sign-up sheet was provided.

Ken Warren noted that Management would like to move forward with lawsuits against owners who are not paying the monthly fees and are not in foreclosure. It was noted that the legal fees are included on the owner's account. Small Claims court would be used for owners owing under \$5,000. John Nesbitt made a **motion**, seconded by Stefani Lis, to authorize Management to begin legal actions against delinquent owners. **The motion passed unanimously.**

**RESIDENT COMMENTS**

A resident complemented the Board on the newsletter. A resident suggested the Board look into an electronic message board for community notices.

**NEXT MEETING DATE**

The next Board meeting will be on Tuesday, May 14, 2013 at 7:00 pm at the Sabal Harbour Clubhouse.

**ADJOURNMENT:**

The meeting was adjourned at 8:50 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

### April 2013 Board Meeting

#### *MAINTENANCE*

- Pool heater #4 has been replaced and #1 has been repaired.
- The equipment enclosure at the clubhouse has been cleaned out and a section re-graded to improve drainage away from the electrical room.
- Landscaping work will continue in the entrance medians. Plant type is being chosen for the front entrances of Sabal Harbour and Key to provide additional color.
- Sabal Key Building painting is proceeding, doors are being painted and a walkthrough will be scheduled.
- Three buildings in Sabal Key have been chosen for landscape replacement. Replacement will be performed after the building painting.
- Sabal Key entrance keyboard was damaged and a new frame is being fabricated. The keyboard should be reinstalled by the end of this week.

#### *SECURITY*

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

#### *FINANCIAL*

## FEBRUARY 2013

### QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
<b>YTD Expenses Over (Under) Budget</b>	\$ (10,707)	\$ (2,046)	\$ (8,661)
<b>Operating Cash Balance</b>	\$ 229,270	\$ 94,520	\$ 134,750
<b>Change in Operating Cash Balance</b>	\$ 45,070	\$ -	\$ -
<b>Reserve Cash Balance</b>	\$ 266,233	\$ 150,127	\$ 116,106
<b>Accounts Receivable</b>	\$ 394,661		
<b>Change in Accounts Receivable Month</b>	\$ 3,807		
<b>Change in Accounts Receivable Y-T-D</b>	\$ 3,807		