

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
May 14, 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, 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.

**RESIDENT COMMENTS**

None.

**APPROVAL OF MINUTES**

John Nesbitt made a **motion**, seconded by Stefani Lis, to approve the minutes of the April 2, 2013 Board meeting. **The motion passed unanimously.**

**OLD BUSINESS**

**SABAL KEY PAINTING** – The punch list of items to be touched up/finished has been completed and given to the painters. A question was asked about painting thresholds.

**COMMUNITY EVENTS** – Stefani Lis reported that the current newsletter has been delivered. Two businesses have an interest in the Small Business Meet & Greet. The website is on-line and available to residents.

A Family Fun Day is suggested for July. It would be an opportunity for neighbors to meet each other and would have games, bounce house, activities, etc utilizing the athletic field and volleyball court. Saturday, July 13<sup>th</sup> was agreed upon. The event will take place in the mid-afternoon.

Reggie Funderburk made a **motion**, seconded by John Nesbitt, to approve expending up to \$250 for the Family Fun Day. **The motion passed unanimously.**

**NEW BUSINESS**

**FINING COMMITTEE** – John Nesbitt made a **motion**, seconded by Stefani Lis, to establish a Fining Committee and appoint Kate Bostick, Shawn Miller, and Tim Swanson to the committee with Tim Burke and Jo Ann Lewis as alternate members. **The motion passed unanimously.**

**MANAGERS REPORT**

See Attachment.

**RESIDENT COMMENTS**

A resident noted that residents let their dogs run on the athletic field and do not pick up the waste. A Sabal Key resident reported an irrigation problem. It was also reported that there is a problem with ants and erosion by the lake in Sabal Key.

**NEXT MEETING DATE**

The next Board meeting will be on Tuesday, June 11, 2013 at 7:00 pm at the Sabal Harbour Clubhouse.

**ADJOURNMENT:**

The meeting was adjourned at 7:38 pm.

Respectfully submitted,

Ken Warren, Acting Secretary.

**MANAGEMENT REPORT**  
**May 2013 Board Meeting**

***MAINTENANCE***

- Landscaping work will begin at the front entrances to replace declining plants, provide additional color and reduce maintenance.
- Sabal Key Building painting the punch list has been provided to the painters and touchup work has begun.
- 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 damage to the frame and keyboard was worse than first assessed.
- Contacted Envera Systems (monitored camera vendor) to prepare a proposal for a “virtual guard” system and other options for the Sabal Key entrance gate. Initial meeting is next Tuesday. We will provide the Boards with the options and costs for evaluation. We will also contact USA Fence for entry system options.
- The latch of Gate B of the Recreation Area fence was repaired and all of the hinges were tightened.

***SECURITY***

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

***FINANCIAL***

**APRIL 2013**

**QUICK ANALYSIS**

	<b>Total</b>	<b>Sabal Harbour</b>	<b>Sabal Key</b>
<b>YTD Expenses Over (Under) Budget</b>	\$ (20,550)	\$ (696)	\$ (19,854)
<b>Operating Cash Balance</b>	\$ 281,173	\$ 110,094	\$ 171,079
<b>Change in Operating Cash Balance</b>	\$ 30,514	\$ 9,567	\$ 20,947
<b>Reserve Cash Balance</b>	\$ 266,243	\$ 150,127	\$ 116,116
<b>Accounts Receivable</b>	\$ 376,272		
<b>Change in Accounts Receivable Month</b>	\$ (17,624)		
<b>Change in Accounts Receivable Y-T-D</b>	\$ (14,582)		