

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

**May 24, 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, 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**

None

**APPROVAL OF MINUTES**

**John Pardi made a motion, seconded by John Nesbitt to approve the minutes of the April 24, 2016 Board meeting. The motion passed unanimously.**

**OLD BUSINESS**

**Land Purchase** – Ken Warren reported that Manatee County issued a check to our attorney for \$40,500 for the purchase of land along 45<sup>th</sup> Street and the lease of land at the Sabal Key entrance. After paying for the attorney fees and appraiser fees a check was received for \$36,000. This money was deposited to the Reserve Fund – Unallocated.

**Sabal Key Oaks** – Ken Warren received a quote from Felton Asphalt for expanding the “bullnose” beds in the parking lot at Sabal Key. This expansion includes removing asphalt and curbing from the parking areas adjacent to the bullnose and installing new curbing. The expansion will cost approximately \$4,000 for each area to be done. It was estimated that there were 12 oak beds to be expanded.

**Speed Tables in Sabal Key** – Speeding through Sabal Key continues to be a problem. Ken Warren brought to the Board a suggestion for rubber speed tables that can be installed and moved if necessary. Also provided by the company are Speed Signs that use radar technology to display a car’s speed. Ken will get the pricing on the speed tables and signs.

**NEW BUSINESS**

**Sabal Key Sidewalk Repairs** – Ken Warren presented pictures and a map of 18 locations in Sabal Key where the sidewalks need repair. A bid was received to repair the sidewalks by removing the existing slabs, removing roots from underneath, and pouring new sidewalk slabs at a cost of \$8774.

**John Pardi made a motion, seconded by John Nesbitt, to accept the proposal to repair the sidewalks in Sabal Key with the funds coming from the Sabal Key Paving Reserves. The motion Passed unanimously.**

**Sabal Key Irrigation Controller** – Ken Warren presented a proposal from Young Well-drilling and Pump to replace the Irrigation Controller and pump at a cost of \$7,264. John Pardi raised some questions about the proposal. Action on this item was tabled until John Pardi has a chance to meet with the vendor.

**Sabal Harbour Lake Erosion** – A resident wrote a letter regarding the erosion on Lake 10. The resident's letter was turned over to the Association's Attorney for an opinion on who is responsible for maintaining the lakeshore. The Attorney noted that the lakes were under the review of SWFWMD and have to be inspected every few years. If our inspection is coming up soon the Association may want to have the pond inspected early. If the lake is in compliance, the responsibility for the land up to the waterline would be the homeowners. **John Pardi made a motion, seconded by John Nesbitt, to engage the engineer to inspect the lakes if possible. The motion passed unanimously.**

#### **MANAGER'S REPORT**

See Attachment A.

#### **RESIDENT COMMENTS**

Soliciting in the neighborhood was noted.

A resident reported a safety issue on Breakwater Drive and Sabal Harbour Dr. When on Breakwater Drive at the intersection, the bushes in the median with 6 palms blocks the view of traffic on Sabal Harbour. It is difficult if you are making a left turn from Breakwater onto Sabal Harbour. Ken Warren will get with G&S Landscaping to review the problem.

A resident noted that several maintenance items in Sabal Key needed to be attended to. This resident also asked about the Rules Committee. It was noted that the Board would be compiling the Rules draft.

A resident asked about speed bumps on Sabal Harbour Dr. This is a county road and a request would have to be made of the County.

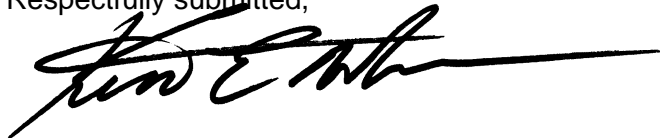
#### **NEXT MEETING DATE**

The next Board meeting is scheduled for Tuesday, June 14, 2016 at 7:00 pm at the Sabal Harbour Clubhouse.

#### **ADJOURNMENT:**

The meeting was adjourned at 8:02 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**  
**May 2016 Board Meeting**

***VIOLATIONS***

Exterior Appearance	19
Clean Driveway and Sidewalk	36
Lawn	44
Weeds in Planting Beds	14
Weeds in Driveway	9
Mailbox	2
Commercial Vehicle	2
Pet	1
Other	12
<b><i>TOTAL</i></b>	<b><i>139</i></b>

***MAINTENANCE/MANAGEMENT***

- SH – Another Washingtonian palm fell during a windstorm at the entry to Sabal Harbour. This was immediately next to one that fell late last year.
- SH – The permit application and agreement has been signed for stocking grass carp in one lake. Aquatic Systems is taking care of the stocking at no additional cost.
- SH – The irrigation heads were adjusted at the entry of Sabal Harbour to better cover the flowers. Also two main line breaks were fixed.
- SH – Clubhouse interior was painted.
- SH - A resident submitted a letter regarding shoreline erosion. This letter was referred to the attorney to help define what are the Association's/Homeowner's responsibilities.
- SH – Gallo Plumbing has had to unclog two toilets in the pool restrooms. There is a concern that we are getting more frequent backups. The last two appear to be from items flushed. Gallo suggested looking into pressurized flush toilets.
- SK – The irrigation pump shut down at the end of April. We called another pump vendor to make repairs. We also asked about the cost to change the system to a Smart Controller which would notify us of fail situations. They provided a quote for a Smart System.
- SK - Two main line irrigation breaks were repaired.
- SK - Riprap will be installed along the back wall in Sabal Key and backfilled with dirt. Plantings and palms will be installed.
- SK – Repairs were made to a dumpster enclosure door.

***SECURITY***

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

*FINANCIAL*

APRIL 2016

**QUICK ANALYSIS**

	<b>Total</b>	<b>Sabal Harbour</b>	<b>Sabal Key</b>
<b>YTD Expenses Over (Under) Budget</b>	\$ <b>1,677</b>	\$ 7,437	\$ (5,760)
<b>Operating Cash Balance</b>	\$ <b>387,235</b>	\$ 156,583	\$ 230,652
<b>Change in Operating Cash Balance</b>	\$ <b>28,556</b>	\$ <b>14,027</b>	\$ <b>14,529</b>
<b>Reserve Cash Balance</b>	\$ <b>624,221</b>	\$ 316,343	\$ 307,878
<b>Accounts Receivable</b>	\$ <b>415,771</b>		
<b>Change in Accounts Receivable Month</b>	\$ <b>(26,114)</b>		
<b>Change in Accounts Receivable Y-T-D</b>	\$ <b>(13,485)</b>		