

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

May 26, 2015

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 Tim Birkey, Reggie Funderburk, 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 Irma Simpson to approve the minutes of the April 14, 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. It was noted that barriers have been erected at the end of 44th Ave. by the Braden River.

Lake Maintenance – Lake 11 has had problems with grass in the littoral shelf. The vendor is working on this problem. Reggie Funderburk requested a meeting with the vendor. John Nesbitt requested that he be included in the meeting.

Violations – Ken Warren provided a report of the violation letters written. Writing letters by street will continue. Ken will be reviewing streets that have been done and preparing second letters.

NEW BUSINESS

Sabal Key Walkaround – Irma Simpson, with Ken Warren, walked around Sabal Key noting some issues that the landscapers need to address. Ken Warren also noted that the fronts of some Sabal Key buildings had streaks of dirt from the edges of the windows. Discussion followed regarding having the buildings cleaned or pressure washed. Ken will contact Kevin Klarkowski to discuss the best way to clean the paint.

Clubhouse Rentals – Irma Simpson noted that there is a lot of people using the pool this year. For example, there is a birthday party for 20 people scheduled the coming weekend. It is likely that all of them will be in the pool. Options for controlling the pool usage were discussed, especially as it related to clubhouse rentals. Irma Simpson suggested that Board Members drop by on the weekend to check on the pool usage.

A resident suggested that sail panels be installed to provide shaded seating at the pool. The Board noted that this had been looked into in the past and determined to be too costly.

A request was made for new trashcans at the pool area.

MANAGERS REPORT

See Attachment A

RESIDENT COMMENTS

A resident reported that the street light at the front entry was flickering.

NEXT MEETING DATE

The next Board meeting is scheduled for Tuesday June 23, 2015 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:05 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 2015 Board Meeting

VIOLATIONS

Exterior Appearance	12
Clean Driveway and Sidewalk	36
Lawn	56
Weeds in Planting Beds	27
Weeds in Driveway	12
Mailbox	29
Fence	2
Other	8
<i>TOTAL</i>	<i>182</i>

- Sweep has been completed on Captiva, Cayo Costa, Egmont, Runabout and half of Sanibel Way. Remaining streets will continue to be completed at least one per week. Second letters will begin for Egmont and Runabout.

MAINTENANCE/MANAGEMENT

- The 2014 audit proposal letter has been signed.
- Pool will be closed Monday June 1st through early morning on Friday June 5th.
- During the pool closure the pavers will be pressure washed.
- A tank for chlorine has been installed in the equipment area. This should provide more stable chemical delivery.
- SunWest was contacted to treat pond 11 for grass. A meeting will be scheduled with the vendor to discuss the cause of recurring grass problem.
- SK – The irrigation pump has failed and the cause has been traced to a partial collapse of the well. O'brien Pump is working on the approvals and logistics to re-drill the existing well, or if necessary, drill a new well.
- SK –plumbing vendor repaired a backflow devise and will schedule the replacement of another. The replacement will require the water to Sabal Key to be shut off for at least an hour.

SECURITY

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

APRIL 2015

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (26,555)	\$ (10,682)	\$ (15,873)
Operating Cash Balance	\$ 341,623	\$ 120,427	\$ 221,196
Change in Operating Cash Balance	\$ 78,062	\$ 19,330	\$ 35,871
Reserve Cash Balance	\$ 525,213	\$ 283,743	\$ 241,470
Accounts Receivable	\$ 376,068		
Change in Accounts Receivable Month	\$ (36,991)		
Change in Accounts Receivable Y-T-D	\$ (29,254)		