

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

June 14, 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

None

APPROVAL OF MINUTES

Tim Birkey made a motion, seconded by John Nesbitt to approve the minutes of the May 24, 2016 Board meeting. The motion passed unanimously.

OLD BUSINESS

Speed Tables in Sabal Key – Speeding through Sabal Key continues to be a problem. Ken Warren has been working with TrafficLogix in providing the specifications for a rubber speed table and speed monitoring signs. We are currently waiting on proposals from TrafficLogix.

Sabal Key Sidewalk Repairs – All of the sidewalk repairs in Sabal Key have been done except for one. The vendor will finish this repair as soon as possible.

Sabal Key Irrigation Controller – The proposal from Young Well-drilling and Pump to replace the Irrigation Controller and pump at a cost of \$7,264 was discussed. John Pardi contacted the vendor regarding his questions about the controller. **John Pardi made a motion, seconded by John Nesbitt, to accept the proposal for the installation of the new controller at a cost not to exceed \$8,000. The motion passed unanimously.**

Sabal Harbour Lake Erosion – Ken Warren reported on the erosion on Lake 10. He checked on the renewal date and found that, with the last review, the Association was allowed to go 5 years between renewals instead of 3. The date of the next inspection is in 2017. Discussion followed. Ken Warren will get an engineer to provide an opinion on the erosion at Lake 10.

NEW BUSINESS

Pool Monitoring – Irma Simpson noted recent problems at the pool including large parties, dirty bathrooms, over use, and the gates being propped open. It was proposed that on the weekends the gates be chained shut except for one entry gate which would be monitored. It was suggested that an off-duty officer could be used to do this.

John Pardi noted that he was opposed to locking the gates on the weekends. He noted that we need more trashcans and picnic tables. He also noted that the board had

discussed other amenities such as shade sails, a pavilion, picnic tables, etc. but had not done anything about them.

The discussion was opened to residents for comment. Comments included teens using the pool who do not live here, people bring alcohol and glass bottles into the pool area, and people smoking in the pool.

Irma Simpson presented draft of a newsletter outlining the current situation and the pool rules. Discussion followed. Changes to the newsletter were suggested. Shea McNab noted that the Board should start with the newsletter but not make threats specific to closing the gates. A paragraph will be removed from the newsletter. Shea suggested that the situation should be monitored to see if there are any improvements.

Roof Colors – An ARC request had been submitted for a different colored roof from the existing roofs. In the past the homeowners were required to replace the roof with the same color. However, with new house colors being approved, the Board is considering approving different roof colors. A sample book from Owens Corning was presented with a selection of roof colors. Discussion followed with the preference being for browns, greys, and lighter colors. **John Nesbitt made a motion, seconded by Shae McNab, approving the samples on page 1 (Amber, Desert Tan, Brownwood, Driftwood), page 2 (Onyx Black, Estate Gray, Quarry Gray and Antique Silver) and page 4 (Harbor Fog, Frosted Oak, Sunrise, and Sage). The motion passed unanimously.**

MANAGER'S REPORT

See Attachment A.

RESIDENT COMMENTS

A resident commented about the Sabal Key landscaping.

A resident noted that he reported a safety issue at Breakwater Drive and Sabal Harbour Drive. Ken Warren noted that the tall plantings in the median were being removed. This resident also asked about traffic calming in Sabal Harbour.

A resident asked about her ARC request for a fence. She had been turned down for a fence higher than 3 feet. The resident noted that a fence this height would not deter trespassing. The use of plantings were discussed.

A resident brought up rental restrictions and background checks. The Board designated an Executive Committee consisting of John Nesbitt, Shea McNab, and Tim Birkey to look into rental restrictions and policies.

NEXT MEETING DATE

The next Board meeting is scheduled for Tuesday, July 12, 2016 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:25 pm.

Respectfully submitted,



Ken Warren, Acting Secretary.

MANAGEMENT REPORT**June 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 |
| <i>TOTAL</i> | <i>139</i> |

MAINTENANCE/MANAGEMENT

- SH – The pool was closed for maintenance during the week of June 6th . The pool reopened Friday June 10th. In addition to the chemical cleaning, other minor maintenance items noted by the Pool Inspector were completed.
- SH – Envera reset the basketball camera and tested.
- SH – USA Fence was called to repair a damaged Mag-Lock and a faulty exit button on the Recreation Area Fence.
- SH – USA Fence reprogrammed the entry-system communications software when it lost connection with the card readers. The cards worked and residents could gain entry, however the office could not program new cards or make any changes. The cause was determined to be the Windows 10 update.
- SK – The sidewalk repairs are completed with the exception of one slab on Misty Canal. This area was missed during the project.
- SK – Traffic Logix was contacted for a quote on speed tables and speed signs. Additional information about the size of the roadway, speeds and usage were requested. Wa are waiting on a completed quote.
- SH/SK – Minor storm debris was cleaned up by G&S.
- SK - Riprap will be installed along the back wall in Sabal Key and backfilled with dirt. Plantings and palms will be installed.
- SK – Oak tree canopies were raised above the sidewalks.

SECURITY

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

FINANCIAL

MAY 2016

QUICK ANALYSIS

| | Total | Sabal Harbour | Sabal Key |
|--|-------------------|----------------------|------------------|
| YTD Expenses Over (Under) Budget | \$ 1,677 | \$ 7,437 | \$ (5,760) |
| Operating Cash Balance | \$ 399,735 | \$ 160,426 | \$ 239,309 |
| Change in Operating Cash Balance | \$ 12,500 | \$ 3,843 | \$ 8,657 |
| Reserve Cash Balance | \$ 660,221 | \$ 352,343 | \$ 307,878 |
| | | | |
| Accounts Receivable | \$ 426,751 | | |
| Change in Accounts Receivable Month | \$ 10,980 | | |
| Change in Accounts Receivable Y-T-D | \$ (2,505) | | |