

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

June 23, 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 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 May 26, 2015 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

Clubhouse Rentals – Restricting clubhouse rentals was discussed. A concern was expressed that if rentals were restricted or stopped, residents will have parties and events in the outside areas.

Having a pool manager on-site during the weekends was discussed. This would help monitor/manage parties and that only residents/tenants/guests were using the pool. Also discussed was limiting parties to 20 or less attendees. John Pardi asked if having a pool manager would increase the Association's liability. John Pardi made a **motion**, seconded by Reggie Funderburk, to investigate a pool manager. **The motion passed unanimously.**

Irma Simpson made a **motion**, seconded by John Nesbitt, to raise the Clubhouse Rental Rates to \$100 for 4 hours and \$250 for all day. **The motion passed unanimously.**

Lake Maintenance – Lake 11 continues to have problems with grass in the littoral shelf. There is a meeting scheduled with the vendor for Friday at 9:30 am.

NEW BUSINESS

Lot Mowing – It was noted that 4641 Egmont requires mowing.

MANAGERS REPORT

See Attachment A

RESIDENT COMMENTS

The condition of the bathrooms on the weekends was brought up. The Board will look into adding a day of cleaning on the weekends for the bathrooms.

NEXT MEETING DATE

The next Board meeting is scheduled for Tuesday August 4, 2015 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 8:15 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

June 2015 Board Meeting

VIOLATIONS

Exterior Appearance	23
Clean Driveway and Sidewalk	67
Lawn	95
Weeds in Planting Beds	46
Weeds in Driveway	25
Mailbox	56
Fence	2
Other	18
<i>TOTAL</i>	<i>332</i>

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

MAINTENANCE/MANAGEMENT

- Pool was closed June 1st through June 5th. We anticipate that the pool will be closed again in a month for a few days. Pavers were pressure washed.
- SunWest has retreated pond 11 for grass.
- Benches and picnic tables are being refurbished and painted.
- SK – The irrigation well has been returned to a depth of over 200 feet. The partial collapse was cleared without having to re-drill. The pump has been installed and is working properly. A test of the system showed steady pressure with no drops.
- SK –The main water line developed a serious leak at the backflow fittings. The Sabal Key water was shut down three times 1) to make an emergency repair to stop the leak, 2) to install the proper parts to repair the equipment that failed, 3) to repair a backflow preventer to a building.

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 have asked Envera to revise the proposal that was tabled in 2013.

FINANCIAL

MAY 2015

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (36,831)	\$ (16,573)	\$ (20,258)
Operating Cash Balance	\$ 361,342	\$ 131,105	\$ 230,237
Change in Operating Cash Balance	\$ 19,719	\$ 10,678	\$ 9,041
Reserve Cash Balance	\$ 525,249	\$ 283,756	\$ 241,493
Accounts Receivable	\$ 407,028		
Change in Accounts Receivable Month	\$ 30,960		
Change in Accounts Receivable Y-T-D	\$ 1,706		