

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
July 9, 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, Doug Marr, 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**

Comments were received regarding the Sabal Key painting. The painter will review problem areas with Management at an on-site meeting.

**APPROVAL OF MINUTES**

John Nesbitt made a **motion**, seconded by Stefani Lis, to approve the minutes of the May 12, 2013 Board meeting. **The motion passed unanimously.**

**OLD BUSINESS**

**COMMUNITY EVENTS** – A Family Fun Day is scheduled for July 20th. Ken Warren will place signs announcing the event at the entrance to Sabal Harbour and Sabal Key. Ken Warren will also have the landscapers walk the athletic field and treat for fire ants prior to the event.

**RECREATION AREA FENCE** – Continuing problems with the gate locks was discussed. John Nesbitt made a **motion**, seconded by Stefani Lis, to install 600lb magnetic locks at a cost of \$2,500. **The motion passed with a vote of 6 in favor to 1 opposed.** Ron LeVene, Stefani Lis, Doug Marr, John Nesbitt, John Pardi and Irma Simpson voted in favor of the motion and Reggie Funderburk voting against the motion.

Discussion was had about allowing residents to have one additional card per household. This issue was tabled until the next Board meeting.

**SABAL KEY GATES** - The gate entry box still has not been installed by the Gate Doctor. Repeated calls have received promises of action but nothing has been accomplished. Ken Warren got bids for installing a new system and the Board discussed the related costs. At this time the Board directed Ken to continue to try and get the Gate Doctor to complete the repairs. If that fails Ken will confiscate the equipment and have another company install it if possible.

**NEW BUSINESS**

**H-T SELECT NEWSPAPER** – Ken Warren contacted the Herald-Tribune about the delivery of the unsolicited H-T Select papers. The Distribution Manager apologized for the problem and noted that there was a temporary crew that mistakenly delivered the papers to Sabal Harbour.

**MANAGERS REPORT**

See Attachment.

**RESIDENT COMMENTS**

A resident noted that residents aren't taking care of their Oak Trees and asked if the Association should trim them. It was noted that the County trims trees that interfere with the sidewalks.

A resident asked if there could be some shelter/shade tables and a grill placed just outside of the pool fence. Discussion followed. The Board will discuss this at the next meeting.

**NEXT MEETING DATE**

The next Board meeting will be on Tuesday, August 13, 2013 at 7:00 pm at the Sabal Harbour Clubhouse.

**ADJOURNMENT:**

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ken Warren", with a long horizontal flourish extending to the right.

Ken Warren, Acting Secretary.

## MANAGEMENT REPORT

### July 2013 Board Meeting

#### *VIOLATIONS*

- Currently working through 175 violations including 144 landscaping violations. Fine letter sent to one residence; owner corrected violation and has hired landscape contractor. ARC, Parking, landscaping violations sent.

#### *MAINTENANCE*

- Landscaping has begun at the front entrances to replace declining plants, provide additional color and reduce maintenance.
- Sabal Key Building painting punch list is substantially completed. We only have a two open items to review.
- Three buildings in Sabal Key have been chosen for landscape replacement. Replacement will be performed after the building painting.
- Sabal Key entrance keyboard has not been installed. Vendor has not performed up to expectation and alternatives have been investigated.
- Contacted Envera Systems (monitored camera vendor) to prepare a proposal for a “virtual guard” system and other options for the Sabal Key entrance gate.

#### *SECURITY*

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

#### *FINANCIAL*

### MAY 2013

#### QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
<b>YTD Expenses Over (Under) Budget</b>	\$ (25,240)	\$ (2,920)	\$ (22,320)
<b>Operating Cash Balance</b>	\$ 297,494	\$ 114,482	\$ 183,012
<b>Change in Operating Cash Balance</b>	\$ 16,321	\$ 4,388	\$ 11,933
<b>Reserve Cash Balance</b>	\$ 262,086	\$ 150,127	\$ 111,959
<b>Accounts Receivable</b>	\$ 381,615		
<b>Change in Accounts Receivable Month</b>	\$ 5,343		
<b>Change in Accounts Receivable Y-T-D</b>	\$ (9,239)		