

**SABAL HARBOUR HOMEOWNERS ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
August 13, 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, 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 Stefani Lis, to approve the minutes of the July 9, 2013 Board meeting. **The motion passed unanimously.**

**OLD BUSINESS**

**45<sup>th</sup>/44<sup>th</sup> EXPANSION UPDATE** – Irma Simpson and Reggie Funderburk attended an meeting with the County and other subdivisions.

**COMMUNITY EVENTS** – A Family Fun Day was held on July 20th. Stefani Lis reported that it went well. There was not enough content for a new newsletter. Stefani plans to issue a newsletter in September.

**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 will get other bids for replacing the entry gate and continue efforts with the vendor.

**RECREATION AREA FENCE** – A proposal to issue second recreation area access cards to households was discussed. John Pardi presented suggested policies for the issuance of a second access pass. John Nesbitt made a **motion**, seconded by Stefani Lis, to allow a household to receive a second recreation area pass at a cost of \$50. **The motion passed unanimously.**

**NEW BUSINESS**

**COVERED PICNIC TABLES AND GRILL** – The Board authorized Ken Warren to contact vendors for pricing of pavilions and covered picnic tables. Suggested options include a pavilion for 8 to 12 people and smaller pavilions (covered tables) for 3-4 people each.

**ARC** – John Nesbitt expressed a concern about the ARC process, specifically new design approvals being done by a few, or just one, committee member. John Nesbitt volunteered to work on the ARC. Irma has ARC guidelines that were considered by the Board but were not implemented. She will distribute those guidelines for further consideration.

**MANAGERS REPORT**

See Attachment.

**RESIDENT COMMENTS**

A resident commented on getting information out to residents regarding the 45<sup>th</sup> Street/44<sup>th</sup> Ave. expansion project.

A resident reported that 4407 Useppa has been abandoned and expressed concerns about the recreation equipment and pool being an attraction for teens.

Residents requested that 4412 Sanibel Way be maintained by the Association as it has been abandoned and not mowed or trimmed.

**NEXT MEETING DATE**

The next Board meeting will be on Tuesday, September 10, 2013 at 7:00 pm at the Sabal Harbour Clubhouse.

**ADJOURNMENT:**

The meeting was adjourned at 8:40 pm.

Respectfully submitted,



Ken Warren, Acting Secretary.

**MANAGEMENT REPORT**  
**August 2013 Board Meeting**

***VIOLATIONS***

- Currently working through 175 violations including 144 landscaping violations. ARC and landscaping violations sent.

***MAINTENANCE***

- 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.
- The area that was missed on a Sabal Key building is to be painted on Friday. One more door has been requested to be changed to white.
- The magnetic locks for the recreation area gates are in and installation will begin on Friday.
- Contacted Envera Systems (monitored camera vendor) to prepare a proposal for a “virtual guard” system and other options for the Sabal Key entrance gate.
- Furniture and trash have been removed from the dumpster areas.
- The Clubhouse roof gutters were cleaned.
- Repairs were made to the Clubhouse A/C.
- The super-drain in pool deck was cleaned out and found to be blocked. The roof gutters drain into the super-drain. The blocked area was excavated and it was found that the pipe had been cut when the original pool fence (white pvc) was installed. This allowed dirt and roots to block the drain.
- One roof repair was made at Sabal Key. Two other reported leaks are being scheduled for inspection.
- A *Corporate Victim Impact Restitution Statement* has been filed with the Twelfth Judicial Circuit Court asking for \$300+ payment for the mailbox that had to be replaced due to an accident.

***SECURITY***

- Security is scheduled for 9 hours per week through September.
- Envera has provided a quote for additional cameras. The contract requires additional information/clarification prior to presenting to the Board.

*FINANCIAL*

JUNE 2013

**QUICK ANALYSIS**

	<b>Total</b>	<b>Sabal Harbour</b>	<b>Sabal Key</b>
<b>YTD Expenses Over (Under) Budget</b>	\$ (27,248)	\$ (2,780)	\$ (24,468)
<b>Operating Cash Balance</b>	\$ 243,694	\$ 88,355	\$ 155,339
<b>Change in Operating Cash Balance</b>	\$ (53,800)	\$ (26,127)	\$ (27,673)
<b>Reserve Cash Balance</b>	\$ 339,209	\$ 183,536	\$ 155,673
<b>Accounts Receivable</b>	\$ 391,066		
<b>Change in Accounts Receivable Month</b>	\$ 9,451		
<b>Change in Accounts Receivable Y-T-D</b>	\$ 212		