

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

August 4, 2015

CALL TO ORDER

The meeting was called to order by Irma Simpson 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, 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 John Pardi to approve the minutes of the June 2015 Board meeting. **The motion passed unanimously.**

OLD BUSINESS

45th Street Expansion – Manatee County has notified the Association that it needs to purchase two partial parcels of land and use another partial parcel for construction equipment. The offer is based on Manatee County’s appraisal of the land value as follows:

MANATEE COUNTY 45TH STREET ACQUISITION PROPOSAL

<u>PARCEL</u>	<u>PURPOSE</u>	<u>SIZE</u>	<u>LAND</u>	<u>IMPROV.</u>	<u>DAMAGES</u>	<u>TOTAL</u>
109	ACQUISITION OF LAND FOR RIGHT OF WAY	3,728 SQ FT	4200	1200	1200	6600
110	ACQUISITION OF LAND FOR RIGHT OF WAY	2,494 SQ FT	15000	1300	0	16300
721	TEMPORARY CONSTRUCTION EASEMENT	2399 SQ FT	4500	0	1600	6100
TOTALS			23700	2500	2800	29000

Ken Warren contacted the Association’s attorney. It was recommended that the Association gain an independent assessment of the appraisal. A proposal from Hetteema Saba Appraisers was presented to the Board. The proposal included a preliminary assessment of the Manatee County appraisal (\$2,000) and, if warranted, an appraisal of the land values (\$2,500) to be used to appeal the Manatee County values. John Nesbitt made a **motion**, seconded by Tim Burkey, to approve \$2,000 for Hetteema Saba Appraisers to review the Manatee County appraisal values. **The motion passed unanimously.**

Lake Maintenance – Bill Leggett discussed the condition of Lake 11 littoral shelf. He noted that the condition of the lake is not improving. The vendor has not performed as expected in the eradication of the torpedo grass. Discussion followed regarding the

performance of the vendor. Ken Warren will contact Aquatic Systems, a former vendor, to see if they will provide an opinion on the condition of the lakes.

NEW BUSINESS

None.

MANAGERS REPORT

See Attachment A.

Ken Warren noted that six homes had not responded to violation letters regarding lawn conditions and asked if the Board would consider fines on these properties. John Nesbitt made a **motion**, seconded by Tim Birkey, to levy fines on 4601 Egmont Dr., 4609 Egmont Dr., 4617 Egmont Dr., 4625 Egmont Dr., 4637 Egmont Dr., and 4641 Egmont Dr. **The motion passed unanimously.**

Ken Warren reported that JanPro would charge \$259 to add a clubhouse cleaning on the weekend. Irma Simpson made a **motion**, seconded by Tim Birkey, to approve adding a clubhouse cleaning on the weekends. **The motion passed with Tim Birkey, John Pardi and Irma Simpson voting in favor and John Nesbitt voting against.**

It was noted by John Pardi that the landscape light at the front entrance had not been repaired and was still blinking. Also the wall along 44th Avenue requires cleaning. Both these items were reported previously and had not been taken care of yet.

RESIDENT COMMENTS

Mr. & Mrs. Doss reported that their house on Sabal Harbour Dr. was broken into during the day on July 17th. The police were called and are investigating the break-in. The owners requested that the Association make other residents aware of this; either through the website and/or FaceBook.

Mrs. Doss also raised concerns about the lack of etiquette at the pool with kids and adults. After some discussion, Mrs. Doss stated she would be willing to volunteer on a pool committee.

NEXT MEETING DATE

The next Board meeting is scheduled for Tuesday September 1, 2015 at 7:00 pm at the Sabal Harbour Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 7:50 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

August 2015 Board Meeting

VIOLATIONS

Exterior Appearance	23
Clean Driveway and Sidewalk	82
Lawn	107
Weeds in Planting Beds	54
Weeds in Driveway	31
Mailbox	65
Fence	2
Other	23
<i>TOTAL</i>	<i>387</i>

- Sweep has been completed on Abacos, Breakwater, Bookelia, Captiva, Cayo Costa, Egmont, Runabout, Sanibel Way and Useppa. Remaining streets will be completed by the end of August.
- Recommending the Board levy fines on 4601, 4609, 4617, 4625, 4637, and 4641 Egmont.

MAINTENANCE/MANAGEMENT

- Pool was closed July 14th through July 17th. The pool was treated and scrubbed with wire brushes. We anticipate that the pool will be closed again in a month for a few days. The pool surface is responding well to a new algaecide treatment.
- A meeting was held with SunWest Waterway Management to review the treatment of Lake 11's torpedo grass. The torpedo grass remains and another meeting to review the lake condition is being scheduled.
- Letters were sent to the residents on Lake 11 to notify them of the littoral shelf treatment.
- Refurbishment of the benches and picnic tables has been completed.
- JanPro was contacted about providing an additional day of cleaning. The additional cost for a weekend day is \$259 and will raise the monthly cost to \$892.
- An estimate has been requested for plumbing repairs in the Clubhouse. Planned repairs include fixing a kitchen sink leak, replacing a sink in the women's restroom, replacing two urinals, replacing pool shower head, and replacing the water heater. The water heater will be replaced with either a 20 gallon tank or a tankless "on-demand" heater.
- SK – A lightning strike damaged the main irrigation controller and pump controller. These were repaired and the irrigation system is working.
- SK – During the May walkthrough it was noted that the front facades in Sabal Key were streaked with dirt. The perimeter wall also appeared moldy. Kevin Klarkowski used a low pressure "wash and rinse" to clean the fronts and wall.

SECURITY

- Security is scheduled for 9 hours per week through August.
- SK – A lightning strike damaged the computer boards on the gate entry system and gate controllers. These were replaced and the system is now functioning.

FINANCIAL

JUNE 2015

QUICK ANALYSIS

	Total	Sabal Harbour	Sabal Key
YTD Expenses Over (Under) Budget	\$ (41,677)	\$ (19,154)	\$ (22,523)
Operating Cash Balance	\$ 385,054	\$ 140,063	\$ 244,991
Change in Operating Cash Balance	\$ 23,712	\$ 8,958	\$ 14,754
Avg. Months (Op Exp) in Operating Cash	6.6	5.6	7.4
Reserve Cash Balance	\$ 525,829	\$ 284,119	\$ 241,710
Accounts Receivable	\$ 405,479		
Change in Accounts Receivable Month	\$ (1,549)		
Change in Accounts Receivable Y-T-D	\$ 157		