

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

September 19, 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 Tim Birkey, 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 Pardi to approve the minutes of the June 14, 2016 Board meeting. The motion passed unanimously.

OLD BUSINESS

Speed Tables in Sabal Key – Ken Warren presented a proposal with two optional speed tables from TrafficLogix. Discussion followed. It was discussed that the speed tables could encourage more traffic through the back gates, and thus, through Sabal Harbour. The discussion was opened to residents of Sabal Key. The comments made were not in favor of the speed tables.

Sabal Key Wall Painting – Ken presented a proposal from Klarkowski Painting for painting the perimeter wall in Sabal Key with mildew resistant paint.

John Pardi made a motion, seconded by Tim Birkey, to have the Association's lawyer send the adjacent property owner a letter stating that they had to trim the bushes and trees against the wall. 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

Garage Sale – The Garage Sale is scheduled for October 29th from 8 am to 2 pm.

2017 Budget – Ken Warren noted that work has begun on the 2017 Budget. Meetings will need to be scheduled in October for Budget Workshops. A meeting date of Monday October 17th was set to review the preliminary budget.

MANAGER'S REPORT

See Attachment A.

RESIDENT COMMENTS

A resident commented about the Sabal Key speed tables and the sprinklers.

A resident noted that they were dropping their ARC request for a fence. However she asked if hedge material along the Sabal Harbour Drive berm could be replaced. Ken Warren will review this with G&S.

NEXT MEETING DATE

The next Board meeting is scheduled for Monday, October 17, 2016 at 7:00 pm at the Sabal Harbour Clubhouse. This will be a Budget Workshop.

ADJOURNMENT:

The meeting was adjourned at 8:07 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.

ATTACHMENT A

MANAGEMENT REPORT
September 2016 Board Meeting

VIOLATIONS

Exterior Appearance	22
Clean Driveway and Sidewalk	39
Lawn	50
Weeds in Planting Beds	14
Weeds in Driveway	9
Mailbox	2
Commercial Vehicle	3
Pet	1
Other	17
<i>TOTAL</i>	<i>145</i>

MAINTENANCE/MANAGEMENT

- SH – USA Fence was called to replace a broken exit button on the Recreation Area Fence.
- SK – USA Fence has been contacted to repair a dumpster enclosure gate.
- SK – Traffic Logix provided quotes on speed tables and speed signs.
- SH/SK – Wilson Walls has provided a proposal for renovating walls.
- SK – Klarkowski Painting has provided a bid for painting the Sabal Key wall using paint with mildecide. They will also spray clean the Sabal Key buildings.
- SH – Lake 10 is being treated for submersed weeds and algae.
- SH - Toddler swings have been replaced. The playground and volleyball court will be rototilled in the next two weeks.
- SH – We have changed the vendor for cleaning the clubhouse. The previous vendor was not able to provide consistent staffing. Over the past few months the quality of the cleaning has been an issue. The pricing was the same.
- SH - Pool pump failed and was replaced (\$1,750). Pool was closed for 4 days.

SECURITY

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