

Sabal Harbour Sabal Key Homeowner's  
Association Meeting, August 16, 2017

Call to order

The meeting was called to order at 7:00 pm at the SHHA clubhouse, 4650 Sabal Harbour Drive, Bradenton, Florida.

Determination of Quorum

Present were: John Nesbitt, Bill Leggett, Shea McNab, Shawna Frank, Aaron Hochstetler, and George Martin, representing a quorum. Shana Macri from C&S was also in attendance as well as many residents.

Proper Meeting Notice

The meeting notice was posted in accordance with the Association bylaws and in accordance with Florida statutes.

Approval of Minutes

Bill Leggett motioned to approve July minutes, George Martin 2<sup>nd</sup> motion, with unanimous agreement to minutes approval.

Old Business

John Nesbitt noted that board is unable to vote on proposals via email.

Voting on 7 proposals were passed unanimously. They were as follows:

- 1) \$670. for wall painting
- 2) \$800 for pressuring washing 900 ft of fencing
- 3) \$7,155.16 for cameras in common area which will be put in week of August 21.
- 4) \$599 for painting front gates of Sabal Harbour/Sabal Key
- 5) \$6,500 for Erosion control Lake #17
- 6) \$1,332 for cleaning and painting of curbs
- 7) 2 Dog waste containers at \$200 each, 1 will be placed in Sabal Harbour by park, the other to be placed in Sabal Key

John and Shana fired maintenance company after reviewing bills for services completed. Maintenance is now done by Juan who is a resident of SHHA and was referred by C&S.

Four cars were pulled from Sabal Key

Lake Committee--- Lake #17 was looked at and 8 old trenches dug up. Will not be able to replace until new bid. These will need rock and rerouting. Bill met with Aquatic Solutions for growth on lakes.

44<sup>th</sup> Ave—Bill and John went to Tampa. County wants to buy land tract on 44<sup>th</sup> at North entrance of Sabal Harbour for about \$80,800. This would be the area at North entrance monument and sign. Bill to meet with county project manager on August 18<sup>th</sup>.

Cameras—4 companies interviewed. Nine new high def cameras with smart phone access to board members to be installed.

Pool report—Feces found in pool and was shut down and reopened. Also, new pump failed and has been fixed.

Landscape committee—Aaron reports palms around pool and front entrance have been trimmed. Annuals planted in front entrance. Will work on more landscaping around pool. Stone to be placed by pool equipment. Bids will be considered for mulch or other options for playground.

Water restrictions continue until at least October.

Violation letters--2<sup>nd</sup> month. 68 sent out to residents. There is a fining committee being gathered with 4-5 members on the committee.

### New Business

Maggie Pardi requested aid to family that lost their house and belongings in a fire. Tammy Bright is organizing aid donations. John reports that board will continue to monitor the future of this house due to extensive damage.

ARC review for shed request on Sabal Harbour drive. Board to assess property and height requirements prior to accepting or denying request.

### Residents Comments

Placement of dog waste containers was discussed as well as placement of containers and possible need for more. Board will monitor 2 that are going up and assess need as necessary.

Discussion of consequences for pool destruction/violations of rules once cameras installed in common area.

Concerns regarding length of time for attorney to approve lake erosion upkeep.

Concern regarding selling 44<sup>th</sup> land at North entrance. County is able to claim “eminent domain” and take instead of buying if refused.

Discussion of commercial vehicles in driveways and violation of HOA rules.

Concerns about multiple couches being left and haul off fee of about \$300 each that the association has been paying. Other options for destruction of large waste items discussed.

Discussion of police patrol for 9 hours per week and if they are able or willing to issue

parking violation tickets.

Next Meeting Scheduled

Tuesday, September 12, 2017 at 7 pm.

Adjournment

Meeting adjourned at 8:03 pm.