

Sabal Harbour Sabal Key Homeowner's  
Association Meeting, July 11, 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, Tammy Bright, Shea McNab, and Shane Henry, 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.

Immediate Business

Voting on 3 new Board Member Candidates:

Aaron Hochstetler, Shawna Frank, and George Martin (returning to board)

All were voted in as new board members.

FP&L employee Greg Coker discussed the loss of trees on 45<sup>th</sup> Street with road widening/construction. Greg talked about relocating power lines to edge of right away. Stumps will be ground by FP&L at their cost. Will be 4-5 months until done after start of project. FP&L will not be responsible for any damage to SHHA irrigation lines. SHHA to shut off irrigation at that point until movement of lines is completed. There will not be any changes to North entrance in the foreseeable future.

Greg mentioned underground power lines, but this would be SHHA responsibility with a rough estimate of \$100,000 +.

Bill Leggett presented information on widening of 45<sup>th</sup> St. There is to be a 300ft. Left turn lane for merge, but no traffic light. There will be a dedicated flagman at Sabal Harbour during construction. Eventually, county will widen 44<sup>th</sup> past 45<sup>th</sup> and have a bridge over Braden River. There will not be an additional I75 exit.

Approval of Minutes

Bill Leggett motioned to approve June minutes, Shea McNab 2<sup>nd</sup> motion, with unanimous agreement to minutes approval.

### Old Business

Voting on collection of resident outstanding funds was motioned by Shane Henry and 2<sup>nd</sup> motion by Shea McNab, with unanimous vote to collect a total of \$18,000 from said resident. There will be no lawyer fees for SHHA in this endeavor.

It was also presented by Shana that residents over 4 months late with fees will receive letters. Any letters or resident concerns may be reviewed with management company.

Landscape Committee is seeking new members. Will have new plantings as funding allows. Water restrictions remain in place unless >70% regrowth and planting is planned. Hopefully plantings will begin in August depending on resolution of drought.

Community Breakfast was a success per John Nesbitt, with about 200 residents present. John suggested making the breakfast a quarterly event.

Security cameras were mentioned as all pool chairs were found in pool. John Nesbitt to meet on July 12 for bids on high def cameras. Shane suggested a company, "Canary Flex" that is \$99 per month and has cellular access and notifications which could be sent to management company and board members. John Nesbitt to present quotes for vote at August board meeting.

Bill Leggett reported on Lake committee update. There are erosion problems and there needs to be an action plan. ARC committee to also be part of this process.

### New Business

Cleaning of PVC boarder wall was discussed. John reports that there is mold on about 150 ft of this wall. There are also wall concerns for back wall at Sabal Key. Shana to obtain 3 quotes and present to board.

Roofs are getting ready to be inspected in Sabal Key.

Sabal Key gates to be further repaired after road construction on 45<sup>th</sup> is completed.

Sabal Key parking was discussed. Suggestion by Shane to change guest parking so that each resident may have 2 parking spots.

Email to be set up for communication for the board.

Highlights of Sabal Key rules and regulations to be put on paper and sent to homeowner. Will also be sent to resident if rental home.

Discussion of need for bylaw committee for review and changes to SHHA bylaws. Will also need review by attorney.

### Residents Comments

Resident commented that large amount of animal feces are being found in their yard. John Nesbitt to write letter to resident. Tammy reminded all in attendance of Manatee County ordinance and that any resident may call county to report. There is a 1<sup>st</sup> warning then fees will be charged. Suggestion to put “pick up after your dog” signs and pet waste bag stations around neighborhood.

Resident commented that there is only a single light by tennis court and that more lighting is needed.

Resident commented on broken down cars in Sabal Key. Shane Henry has pictures and will share this information with management company.

Resident questioned money from sale of land to county. John Nesbitt reported that money is still in miscellaneous funds and will be used to beautify community.

### Next Meeting Scheduled

Tuesday, August 8, 2017 at 7 pm.

(Rescheduled to Wednesday, August 16, 2017 at 7 pm due to beginning of school)

### Adjournment

Meeting adjourned at 8:25 pm.