

Sabal Harbour Sabal Key Homeowner's
Association Meeting June 13, 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 Leggitt, Tammy Bright, Terri Marcus, Shea McNab, and new member Shane, representing a quorum. George Martin was absent as he has submitted his resignation from the board. Many SHHA residents were also in attendance.

Proper Meeting Notice

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

Approval of Minutes

Terri Marcus motioned to approve minutes of May meeting, with Bill Leggitt making a second motion. Minutes approved unanimously by the board.

Old Business

Resignation of George Martin was acknowledged by the board. Board is currently seeking a person with financial background or a CPA to fill George's position as Treasurer of the board. Applications are being accepted. Financials will be printed by property management company, C&S, and given to board.

Landscape committee report: 20 trees trimmed and 1 dead tree removed, will be stumped in the next few weeks. Hedges to be trimmed and stumped in near future.

Terri reported that board is still seeking members for the landscaping committee. Terri will be doing interviews.

SH leaks fixed, SK search for leaks in process and to be fixed entirely in next few weeks.

Mapping of irrigation lines was requested. G&S are to find a new fertilizer group.

Planting unable to be done due to water restrictions and will resume when restrictions cleared.

45th St. widening was discussed. Bill reports that we have a community advocate in Tampa. The county will pick a company for work on this on July 7th with start date to be Fall 2017. John spoke with FP&L re tear down of 15-20 trees along front that go to wetlands area. Will ask lawyer re: payment of stumping of these trees. As of now, FP&L reports payment is SHHA responsibility.

Discussion of Homeowner "A" .. There is a proposition from owner and lawyer. Was

decided that settlement will be tabled until more information.

Roof inspection for Sabal Key: was suggested to have engineer look at 13 building's roofs that are 17+ years old. Bill made motion to begin this, Shane 2nd motion.

Lake Erosion: stated money not available for lakes in budget. Terri urged residents/board to go to website given last month to explore options for solutions.

New Business

C&S was introduced as the new property management group. Shana Macri, CAM (association manager) and Janet Fernandez, Director of Operations were present. Hours will be Tuesdays 8am-noon, Thursday afternoons (time to be determined), and an administrative assistant will be present on Friday afternoons. There is a plan for a welcome breakfast July 8th from 8:30 am-11 am, John will post signage.

Violations of pressure washing and plant growth are on hold. Violations will be given regarding edging, tree trimming, trash, fences, and mailboxes. 4613 Sabal Key Drive will be 1st for fines due to problems since 2015. Shane made a motion to begin violations letter, with Tammy 2nd motion. Approved to begin by board.

Tammy reported a parking problem again within her street. Sheriff's Department 24 hour number was given as 941074703011. Tammy requested text chain between board members for emergencies.

Manager's report

Not given.

Residents Comments

Resident asked re: police coverage. It was reported that we will be keeping 9 hours of coverage as prior schedule.

Residents voiced concerns re: Bunco club 3rd Tuesday of the month, clubhouse will remain reserved for this.

Resident suggested that flyer/postage of hours for C&S availability at clubhouse.

Welcome letter will be emailed to 582 homeowners by property management group.

Residents will receive account number and temporary password to log into SHHA account. Passwords will need to be reset by residents to remain secure.

C&S reports that representative will drive around SH/SK to look for violations. 1st letter is "courtesy letter" to notify of violations and reiterate SHHA rules.

Resident reports does not have SHHA documents. John reports documents on website, residents will need to print their own copies.

Resident thanked board for tree trimming in common areas.

Resident reports that they live on Cayo Costa Place and they have numerous people walking through their yard to fish. No fishing signs are posted.

Resident reported cars left in SK, some with current tags, some without. Board decided

these need violation letters. Resident also commented they were thankful that C&S will be new property management company.

Resident commented re: rentals and rewriting of bylaws. Terri reports that this is a tedious process and more research needs to be done and discussed with lawyer prior to moving forward with this project.

John Nesbitt thanked Joann Lewis for research on property management companies prior to board interviewing and selecting C&S.

Next Meeting Scheduled

Tuesday, July 11, 2017.

Adjournment

Meeting adjourned at 8:02 pm.